

## **BIXBY PLANNING COMMISSION MINUTES**

**Monday | October 18, 2021 | 6:00 PM**

**City Hall, Council Chambers | 116 West Needles, Bixby, OK**

**CALL TO ORDER:** 6:00 PM

**Roll Call was taken**

**MEMBERS PRESENT:** Tom Holland

JR Donelson (Chair)

Lance Whisman

Josh Nave (Vice Chair)

**MEMBERS ABSENT:** Steve Hobbs

**Other Staff Present:** Carolyn Back, Development Services Director, City Planner

1. Approval of Minutes | Planning Commission Mtg. September 20, 2021

Mr. Holland made motion to approve, Seconded by Mr. Whisman

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Whisman – Yes

Motion Approved

Mr. Hobbs arrived at 6:04

### **Director's Report**

Ms. Back presented the meeting schedule for the 2022 year which included the Board of Adjustment meeting on the same night before the Planning Commission

Mr. Donelson announced the next item then recused himself, Mr. Nave, Vice-Chair took the meeting over

1. **Specific Use Permit BXSUP-21.04 | Preliminary Plat BXPT-21.14 | Final Plat BXPT-21.14**

**6020 E 151<sup>st</sup> St | Applicant: JR Donelson for First Baptist Church**

Mr. Nave asked Ms. Back to update the members, Ms. Back presented the staff report.

Discussion ensued on a Specific Use Permit versus Rezone and Ms. Back explained it is not required and that a Specific Use Permit goes with the owner, not in perpetuity with the land.

Mr. Whisman made motion to approve with staff recommendations, seconded by Mr. Hobbs

Mr. Hobbs - Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Whisman – Yes

Motion Approved

2. **Site Plan BXSP-21.05 | Preliminary Plat BXPT-21.11**

**15805 South Memorial Dr. | South Bixby Mini Storage | Applicant: JR Donelson**

Ms. Back presented staff report, discussion ensued on items required but not received at time of staff report writing. Discussion regarding the Corridor Appearance District requirements.

The owner Stuart (last name inaudible) addressed concerns of the Planning Commission members and staff regarding drainage, outside storage, landscaping, lighting and masonry requirements. Owner also stated one building will be climate controlled and only one-story.

Mr. Nave made motion to continue this item to the Nov. 15, 2021 meeting giving applicant time to submit required items, seconded by Mr. Holland

Mr. Hobbs - Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Whisman – Yes

Motion Approved to Continue to Nov. 15, 2021

Mr. Donelson returned to meeting at 6:30pm.

3. **Site Plan BXSP-21.08**

**14515 South Yale Avenue | Whitehawk Conference Center | Applicant: Ryan McCarty**

Ms. Back presented the Staff Report and explained that the site plan before the members tonight is about whether the site plan complies with the PUD-3-B PUD and development standards within the approved PUD. Ms. Back also stated that the Use Units that are proposed are a Use By Right.

Mr. Ryan McCarty presented the project. Mr. Nave asked if the proposed project encroached any of the golf course. As explained by Mr. McCarty nothing would be encroaching the golf course.

Mr. Nave made motion to approve with staff recommendations, seconded by Mr. Holland

Mr. Donelson – Yes

Mr. Nave – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

Mr. Hobbs – Abstain

Motion Approved

Mr. Nave excused himself and left the meeting at 6:40pm

4. **Comprehensive Plan Amendment BXCP-21.12 | Planned Unit Development BXPUD-21.11 | Rezone BXZO-21.18 |**

**161<sup>st</sup> & Memorial | Applicant: Tanner Consulting, LLC**

Mr. Donelson wanted it noted that all items have been posted and are in compliance.

Ms. Back presented the staff report and Mr. Enyart of Tanner Consulting approached the podium to present the project. Mr. Enyart indicated the Comp Plan was applied for so the project would align better with the Comprehensive Plan. Mr. Enyart stated they are in agreement with staff recommendations. The owner, Mr. Chip Ashby of Dallas, Texas, spoke about the project and what demographics were being targeted for the “Cottage Home” piece within the development. An HOA for the single-family dwellings and a property management group for the “cottage home” area. Discussion on building materials to be used and perimeter fencing for the development. Also discussed and clarified the gated portion would be just for the “cottage housing” area. Mr. Justin Morgan of Tanner Consulting discussed the drainage, wet ponds and aeration for the ponds, public and private street widths, curb and gutter.

No decision made on a collector street within the single-family dwelling area. Mr. Morgan indicated Bixby Creek Basin would receive the storm water.

Mr. Jerry Ezell, 16315 S. Sheridan, Bixby, spoke about the high visibility of this corner and asked why the houses in this development can't be of the same caliber of the homes in the 121<sup>st</sup> & 111<sup>th</sup> area. Mr. Ezell was greatly concerned with the RS-3 zoning.

Mr. Mark Ezell, 16321 S. Sheridan, Bixby, spoke on traffic concerns and the density.

Mr. Brandon Long, 6710 E 161<sup>st</sup> St, Bixby, expressed concern of the strategy involved in the area for only RS-3 housing.

Mr. Whisman expressed concern about the comp plan amendment but liked the drainage solutions.

Mr. Donelson explained a concern of the Planning Commission is the potential of future transference of property to subsidized government housing, and believes it should be looked into by owners' attorney.

Motion made by Mr. Hobbs to approve, seconded by Mr. Donelson

Mr. Donelson – Yes

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

Motion Approved

No Old Business

No New Business

Having no further business to discuss

Meeting Adjourned at 7:40 p.m.