

BIXBY PLANNING COMMISSION MINUTES

Monday| October 17, 2022 | 6:00 PM

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

CALL TO ORDER: 6:54 PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland
Lance Whisman
Steve Hobbs
Vacant seat

MEMBERS ABSENT: Josh Nave, Vice Chairman

STAFF PRESENT: O.C. Walker, Director of Development Services
Donna Crawford, Secretary, Assistant City Planner
Gwen Plante, Assistant City Planner

Consent Agenda:

1. Approval of Minutes | Planning Commission meeting September 19, 2022

Board Member Hobbs made the motion to approve, Seconded by Board Member Holland

Mr. Holland – Yes

Mr. Hobbs- Yes

Mr. Whisman - Yes

Motion Approved

Regular Agenda:

1. Buffalo Wild Wings| Site Plan (BXSP-22.06) | Intertech Design Group

Director, O.C. Walker presented an overview of the project.

Mr. Taylor with Buffalo Wild Wings spoke on the project and explained access and mutual access easement to the North with Mabrey Bank, with no additional entrance from Memorial.

Board Member Holland made a motion with the staff's recommendation.

Board Member Hobbs seconded the motion

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Whisman - Yes

Motion Approved

2. Reserve at Cedar Ridge| Rezone BXZO-22.08 | Planned Unit Development BXPUD 22.07 | TCGH, LLC

Assistant City Planner, Mrs. Crawford presented the staff report.

The applicant discussed the project, screening, and drainage; the project will have large homes, large lots, private streets, and private stormwater.

Speakers: Brent Black, Mike Moffitt, Bennie Gibson, Alan Hewitt, and Tim Harwood residents concerned with stormwater runoff from the project and oppose the rezoning.

The developer spoke regarding drainage and said that the project would follow Bixby's design criteria and will not be creating harm to surrounding residents. The developer stated would limit the building size to 35'.

Board Member Hobbs expressed his concern over the drainage of the project, and Board Member Holland expressed his concern over the elevation of the project.

Board Member Hobbs made a motion to approve the recommendation for the Rezone and PUD with the reduction in building height from 48' to 35' and pending evaluation from engineers on fill and potential drainage results. seconded by Board Member Holland

Mr. Whisman – Yes

Mr. Hobbs – Yes

Mr. Holland - Yes

Motion Approved

3. Reserve at Cedar Ridge| Preliminary Plat BXPT 22.17 | TCGH, LLC

Board Member Hobbs made a motion to approve the preliminary plat with an effort from the Developer to notify residents when the final plat is completed so they can review the plat, seconded by Board Member Holland

Mr. Whisman – Yes

Mr. Hobbs – Yes

Mr. Holland - yes

Motion Approved

4. Residences at Boardwalk | Preliminary Plat and Final Plat BXPT-22.16 | Bixby Land Resources Group, LLC.

Director, O.C. Walker gave a staff report on the project.

Applicant – Ryan McCarty spoke on the project and the LOMR

Board Member Holland made a motion to approve with staff recommendations, seconded by Board Member Hobbs

Mr. Hobbs - Yes

Mr. Holland – Yes

Mr. Whisman - Yes

Motion Approved

Old Business – None

New Business – Appoint Interim Chairperson for Planning Commission

Board Member Holland made a motion to nominate Board Member Nave as interim Chairman and Board Member Hobbs as Vice Chairman, seconded by Board Member Whisman

Mr. Hobbs - Yes

Mr. Holland – Yes

Mr. Whisman - Yes

Motion Approved

Board Member Holland, Board Member Hobbs, and Board Member Whisman thanked Donna Crawford, Secretary and Assistant City Planner for her service to the Planning Commission and the City of Bixby. Her knowledge and guidance will be greatly missed.

Meeting adjourned at 8:16 pm

Josh Nave, Chairman

O.C. Walker, Secretary