

BIXBY PLANNING COMMISSION MINUTES

Tuesday| February 21, 2023 | 6:00 PM

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

CALL TO ORDER: 6:27 PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland
Lance Whisman
Josh Nave
Steve Hobbs

MEMBERS ABSENT: Jason Mohler

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

1. Approval of Minutes | Planning Commission meeting January 17, 2023.

Vice Chairman Nave asked if there was a motion to approve the Meeting Minutes of January 17, 2023. Commissioner Holland made a motion to approve the minutes, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Holland	Yes
Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Hobbs	Yes

Motion was Approved

2. 161st Memorial (Ellis Ranch)| Discussion, Consideration, and possible vote to approve a BXPUD 21.11 Major Amendment No. 1

Mr. Walker gave a detailed overview of the project. Lou Reynolds spoke on the project and understanding on why the project was back in front of the Planning Commission. Zach Roach with Ideal Homes gave an overview of the project and presented the following:

- Gated Community with 227 lots with private streets,

- City-quality park, and a playground that will be maintained for the life of the neighborhood.
- Pool and Clubhouse,
- A mile and half, walking trail
- Catch and release ponds with five (5) different types of fish. Ponds will be maintained monthly and quarterly.
- Sports fields with 4' fencing to keep children safe.
- Affordable housing and HOA fees.

Discussion continued with the Commissioners regarding the size of homes, lot size, and maintenance of the street since the community will be gated. There will be 227 lots total of those 147 lots would be at 55' and 80 lots at 60'.

- Maximum residential floor areas per unit will be as follows: (227 Lots) with a 15' front setback.
 - 30 units at 1,150 square feet or greater
 - 32 units at 1,300 square feet or greater
 - 163 units 1,500 square feet or greater
 - 2 units at 1,000 square feet or greater
- The Developer will provide a timeline of amenities to be installed, and the list will be included in the information on the final plat
 - Pool/Clubhouse Phase I
 - Playground and Sports fields Phase II
- The 4' height fence will be installed around the parks and sports areas and sidewalks will be phased in as the project develops, this information will also be incorporated into the Final Plat
- Sidewalks will be installed on both sides of the street.
- The Developer will maintain governorship over the HOA
 - A property management firm will be responsible for the day-to-day management of the HOA.

Commercial and Storage Units would begin construction in mid to late 2024. The back of the storage facility will act as the masonry fence to separate the commercial from the residential and there will be no guttering off the property onto the residential portion. Hours of operation of the mini storage will conform to the City of Bixby City Code and the quiet hours of 10:00 p.m. to 7:00 a.m.

Interim Chairman Nave made a motion to approve the item with the following conditions,

- Maximum residential floor areas per unit shall be as follows: (227 Lots)

- 30 units at 1,150 square feet or greater
 - 32 units at 1,300 square feet or greater
 - 163 units 1,500 square feet or greater
 - 2 units at 1,000 square feet or greater
- The Developer shall provide a timeline of amenities to be installed, and the list shall be included in the information on the final plat
 - The 4' height fence shall be installed around the parks and sports areas and sidewalks shall be phased in as the project develops, this information shall also be incorporated into the Final Plat
 - Sidewalks shall be installed on both sides of the street.
 - The Developer shall maintain governorship over the HOA
 - A property management firm shall be responsible for the day-to-day management of the HOA.

Commissioner Holland seconded the motion and the vote was recorded as follows:

Mr. Holland	Yes
Mr. Whisman	Yes
Mr. Nave	Yes
Mr. Hobbs	Yes

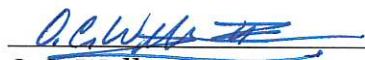
Motion was Approved

Old Business – None

New Business – Mr. Walker updated the Board on the selection of Matrix company to update our Zoning Code and Subdivision Regulations. More information will be coming.

Meeting adjourned at 7:31 pm

Josh Nave, Interim Chair


O.C. Walker, Secretary