

BIXBY PLANNING COMMISSION MINUTES

Tuesday | January 17, 2023 | 6:00 PM

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

CALL TO ORDER: 6:26 PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland
Jason Mohler
Josh Nave

MEMBERS ABSENT: Lance Whisman
Steve Hobbs

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

Consent Agenda:

- 1. Approval of Minutes | Planning Commission meeting January 17, 2023.**
- 2. Cox Nursing Facility | Discussion, Consideration, and possible vote to approve Site Plan BXSP 23.02.**
- 3. Scooter's Coffee | Discussion, Consideration, and possible vote to approve Site Plan BXSP 23.01**

Interim Chairman Nave asked if there were any questions or comments on the Consent Agenda. Commissioner Holland made a motion to approve the consent agenda. Interim Chairman Nave seconded. The vote was recorded as follows:

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Mohler – Yes

Motion Approved

Regular Agenda:

- 4. Scooter's Coffee | Discussion, Consideration, and possible vote to approve a Preliminary and Final Plat BXPT 23.01**

Mr. Walker gave a brief overview of the project. Commission Holland is concerned with the hardy board use on the building. Mr. Walker introduced Jimmy Cheek the applicant and franchise owner.

Mr. Nave asked the owner if the rendering was the exact veneer at each location. Mr. Cheek stated it was dependent on the location and requirements. Mr. Cheek asked the Commissioner if the black portion of the rendering needed to be masonry and The Commissioner's all agreed, Mr. Cheek said that would not be a problem to make that change.

Commissioner Holland made a motion to approve the Preliminary and Final plat with verification masonry used per our corridor district guidelines, seconded by Commissioner Mohler.

Mr. Holland – Yes

Mr. Mohler - Yes

Mr. Nave - Yes

Motion Approved

5. Perfect Food and Gas| Discussion, Consideration, and possible vote to approve a Preliminary Plat BXPT 23.02

Mr. Walker presented an overview of the project.

Commissioner Holland has concerns over screening between business and residential with the hours of operation.

Applicant Mark Capron answered questions from the Commissioners, that there would be a landscape plan during the site plan process. Mr. Capron also described where the detention would be on the site.

Commissioner Holland made a motion to approve the Preliminary Plat, seconded by Commissioner Mohler.

Mr. Holland – Yes

Mr. Mohler - Yes

Mr. Nave - Yes

Motion Approved

6. Rowan Grove II| Discussion, consideration, and possible vote to approve Final Plat BXPT 22.15.

Item was continued to the next Planning Commission Meeting.

7. Iris Memory Care | Discussion, consideration, and possible vote to approve Specific Use Permit BXSUP 23.01.

Bixby City Planner, Mr. O.C. Walker presented the staff report and introduced, Mr. David Krukell, Applicant and Owner of Iris Memory Care described the project and was available for any questions.

Commissioner Mohler made a motion to approve the Specific Use Permit, seconded by Commissioner Holland.

Mr. Mohler - Yes

Mr. Holland – Yes

Mr. Nave - Yes

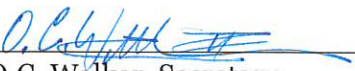
Motion Approved

Old Business – None

New Business – None

Meeting adjourned at 6:51 pm

Josh Nave, Interim Chair



O.C. Walker, Secretary