

BIXBY PLANNING COMMISSION MINUTES

Tuesday | March 20, 2023 | 6:00 PM

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

CALL TO ORDER: 6:03 PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland
Lance Whisman
Steve Hobbs
Jason Mohler

MEMBERS ABSENT: Josh Nave

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

1. Approval of Minutes | Planning Commission meeting February 21, 2023.

Vice Chairman Hobbs asked if there was a motion to approve the Meeting Minutes of February 21, 2023. Commissioner Holland made a motion to approve the minutes, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Holland	Yes
Mr. Whisman	Yes
Mr. Hobbs	Yes
Mr. Mohler	Yes

Motion was Approved

2. Discussion, Consideration, and possible vote to approve a Zoning Change for 121st and Sheridan Road BXZO 23.01

Mr. Walker gave a detailed overview of the project and PUD is not requested at this time. Mr. Walker said there have been concerns raised that this property is a Wetland property.

Justin Morgan with Tanner Consulting said that the property regarding it being a wetland area has been released by the Corp of Engineers and will be providing a copy of the letter with the Plat.

Commissioner Whisman stated he is concerned with the water coming from Sheridan and creating a problem with the drainage on neighboring properties. Justin Morgan explained the existing stormwater structure at the intersection, and how the system will tie together with the existing system in place.

Commissioner Holland expressed his concern about the type of businesses that would be allowed with the property close to the school and residential development.

Vice Chairman Hobbs asked if there was a motion to approve the Rezoning BXZO 23.01 property located on the NE Corner of 121st and Sheridan from Agriculture (AG) to Commercial Shopping (CS) and uses allowed per zoning code. Vice Chairman Hobbs made a motion to approve, and Commissioner Mohler seconded. The vote was recorded as follows:

Mr. Holland	Yes
Mr. Whisman	Yes
Mr. Hobbs	Yes
Mr. Mohler	Yes

Motion was Approved

3. Discussion, Consideration, and possible vote to approve Site Plan for Cozort Office, BXSP 23.03.

Mr. Walker gave an overview of the project to Planning Commission and stated applicant was available for questions.

The Applicant, Engineering Firm WDesign explained this is one of many in this area that they are building and the requirements of the PUD.

Commissioner Mohler asked about site lighting as it is not reflected in the plan, to make sure the lights are shielded.

Vice Chairman Hobbs asked if there was a motion to approve the Site Plan for Cozort Office BXSP 23.03. Commissioner Mohler made a motion to approve with staff comments, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Holland	Yes
Mr. Whisman	Yes
Mr. Hobbs	Yes
Mr. Mohler	Yes

Motion was Approved

4. Discussion, Consideration, and possible vote to Approve Site Plan for Marlee Office No. 3, BXSP 23.04.

Mr. Walker presented an overview of the project and stated the applicant was available for questions.

The Applicant, Engineering Firm WDesign explained the project and that there would be an additional Handicap parking space at this location.

Vice Chairman Hobbs asked if there was a motion to approve the Site Plan for Marlee Office No. 3 BXSP 23.04. Commissioner Whisman made a motion to approve with staff comments, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Holland	Yes
Mr. Whisman	Yes
Mr. Hobbs	Yes
Mr. Mohler	Yes

Motion was Approved

5. Bixby Village Plat Amendment| Discussion, Consideration, and possible vote to Approve BXPT 20.08.

Mr. Walker presented a brief overview of the project and stated the applicant was available for questions.

The Applicant, Erik Enyart of Tanner Consulting stated this is a housekeeping issue, in December 2022 a Plat Amendment was approved. Tanner Consulting is requesting to update Plat from the original PUD development standards some of which have been superseded so that there are no title issues with people purchasing houses with the Plat Covenants that is no longer in effect. they are updating and amending the PUD Development Standards Covenants of the Plat following the process that is outlined in the Plat itself and State Statues working with City Staff and the City Attorney to correct the issues.

Vice Chairman Hobbs asked if there was a motion to approve the Bixby Plat Amendment BXPT 20.08. Commissioner Mohler made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

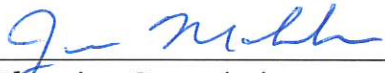
Mr. Holland	Yes
Mr. Whisman	Yes
Mr. Hobbs	Yes
Mr. Mohler	Yes

Motion was Approved

Old Business – Contract with Matrix, City of Bixby has worked out an agreement, schedules to follow.

New Business – No new business.

The meeting adjourned at 6:46 pm



Planning Commission



O.C. Walker, Secretary