

BIXBY PLANNING COMMISSION MINUTES

Tuesday | June 20, 2023 | 6:00 PM

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

CALL TO ORDER: 6:10 PM

Roll Call was taken

MEMBERS PRESENT: Josh Nave
Tom Holland
Jason Mohler

MEMBERS ABSENT: Lance Whisman
Steve Hobbs

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

1. Approval of Minutes | Planning Commission meeting May 15, 2023.

Interim Chair Nave asked if there was a motion to approve the Meeting Minutes of May 15, 2023. Commissioner Holland was not present at that meeting and a quorum was not met to approve.

No vote was taken, item will be placed on the next Planning Commission Agenda.

2. Discussion, consideration, and possible vote to approve a Specific Use Permit (BXSUP - 23.02) for Scratch Golf which is located at 9 and 11 East Dawes Avenue, Bixby, Oklahoma.

Mr. Walker gave an overview of the project to the Planning Commission.

The Applicant was not present.

Interim Chair Nave asked if there was a motion to approve the Specific Use Permit (BXSUP 23.02) Commissioner Mohler made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes

Motion was Approved

3. Discussion, consideration, and possible vote to approve a Site Plan for Riverview Plaza Coffee Drive Thru, at 3710 East 86th Street South, Bixby, Oklahoma.

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

The Applicant, Mr. Boswell, appeared and was available to answer questions.

Commissioner Holland questioned the physical address and requested staff to check the address.

The Applicant stated that the East and West sides of the be masonry. They will be requesting an address for the site. The site will have a drive-up window as well as a walk-up window access for neighboring businesses.

Interim Chair Nave asked if there was a motion to approve the Site Plan (BXSP 23.07). Commissioner Holland made a motion to approve, and Vice Chair Mohler seconded. The vote was recorded as follows:

Mr. Nave Yes

Mr. Mohler Yes

Mr. Holland Yes

Motion was Approved

4. Discussion, consideration, and possible vote to approve a Final Plat (BXPT - 22.19) for Quail Creek Office Park, which is located West of East 121st Street South and one-quarter mile West of South Memorial Drive, Bixby, Oklahoma.

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

Barrick Rosenbaum of Schemmer and Associates appeared and answered Commissioner's questions.

Interim Chair Nave asked if there was a motion to approve the Final Plat (BXPT 22.19) for Quail Creek Office Park. Commissioner Holland made a motion to approve with staff comments, and Commissioner Mohler seconded. The vote was recorded as follows:

Mr. Nave Yes

Mr. Mohler Yes

Mr. Holland Yes

Motion was Approved

5. Discussion, consideration, and possible vote to approve a Preliminary and Final Plat (BXPT - 23.06) for Sheridan 121 which is located on the

Northeast corner of 121st Street South and South Sheridan Road, Bixby, Oklahoma.

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

The Applicant, Erik Enyart of Tanner Consulting, appeared and answered questions. Limits of no access will be added to final plat, there is no LOMAR associated with this property.

Interim Chair Nave asked if there was a motion to approve the Preliminary and Final Plat (BXPT 23.06). Commissioner Mohler made a motion to approve, subject to the limits of no access added to the final plat and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave Yes

Mr. Mohler Yes

Mr. Holland Yes

Motion was Approved

6. Discussion, consideration, and possible vote to approve Major Amendment No. 1. (BXPUD - 17.04) for the Village of Scereno which is located West of the Northwest Corner of South Memorial Drive and East 121st Street South, Bixby, Oklahoma.

Mr. Walker stated this item was tabled at the last Planning Commission Meeting on May 15, 2023, to allow the Developer and area residents in the Fox Hollow and Norther Heights Neighborhoods to give the opportunity to meet and discuss the project.

Staff supports the Planning Commission recommendation for approval of the requested BXPUD 17.04, Major Amendment No. 1 subject to the property being platted and with Planning and Engineering comments implemented to the Plat before moving to Council.

Mr. Walker stated the applicant was available for questions.

Mr. Jeff Blackard stated he met with the HOA president he took the information and went back to talk to the community.

Speakers: Stacey Ray 11918 S 73rd E Ave; Eric Thiemann 11938 S 73rd E Ave; Art Herrington 7322 E 119th Street S.

Mr. Blackard addressed the comments from the Speakers and from the Commissioners.

Interim Chair Nave made a motion to approve with a list of conditions:

- Building B-2 shall have two years after the Certificate of Occupancy has been issued to facilitate retail building B-2 and B-1 has twelve months.

- If retail does not come to fruition during this time frame, the Developer must seek approval to revert the retail space into multi-family through the Planning Commission and City Council approval process
- All roofing material shall be constructed of a minimum 50-year composition roof except for flat and metal roofs
- Provide a list of PUD amenities for the entire scope of the project
- Incorporate language in the PUD document that references the Homeowners Association (property manager and maintenance)

The motion was seconded by Commissioner Mohler. The Vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes

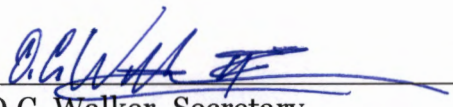
Motion was carried.

Old Business – No old business.

New Business – No new business.

The meeting adjourned at 7:40 pm


 Planning Commission


 O.C. Walker, Secretary