

BIXBY PLANNING COMMISSION MINUTES

Monday | May 15, 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: Josh Nave
Lance Whisman
Steve Hobbs
Jason Mohler

MEMBERS ABSENT: Tom Holland

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

1. Approval of Minutes | Planning Commission meeting March 20, 2023.

Interim Chair Nave asked if there was a motion to approve the Meeting Minutes of March 20, 2023. Commissioner Whisman made a motion to approve the minutes, and Vice Chair Hobbs seconded. The vote was recorded as follows:

Mr. Nave	Abstain
Mr. Whisman	Yes
Mr. Hobbs	Yes
Mr. Mohler	Yes

Motion was Approved

2. Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT-23.04), Henson Square, located at 4108 East 151st Street South, Bixby, Oklahoma 74008.

Commissioner Mohler recused himself from this item due to a conflict.

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

Joe Pace with Olsson, appeared and no questions were asked

Interim Chair Nave asked if there was a motion to approve the Preliminary Plat (BXPT 23.04) Commissioner Whisman made a motion to approve, and Vice Chair Hobbs seconded. The vote was recorded as follows:

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

Motion was Approved

3. Discussion, consideration, and possible vote to approve a Rezoning request for the Golden Horseshoe Development (BXZO-23.02), which is located East of South Memorial Drive and approximately 600 feet North of East 151st Street South, Bixby, Oklahoma 74008.

Commissioner Mohler recused himself from this item due to a conflict.

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

Joe Pace with Olsson, appeared and no questions were asked.

Interim Chair Nave asked if there was a motion to approve the Rezoning (BXZO 23.02) for Golden Horseshoe. Commissioner Whisman made a motion to approve with staff comments, and Vice Chair Hobbs seconded. The vote was recorded as follows:

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

Motion was Approved

4. Discussion, consideration, and possible vote to approve a Preliminary and Final Plat (BXPT-23.05), for the Golden Horseshoe, which is located East of South Memorial Drive and approximately 600 feet North of East 151st Street South, Bixby, Oklahoma 74008.

Commissioner Mohler recused himself from this item due to a conflict.

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

Joe Pace with Olsson, appeared. Interim Chair Nave asked about the Mutual Access Agreement, Mr. Pace said that it was between the two proposed lots.

Interim Chair Nave asked if there was a motion to approve the Preliminary and Final Plat (BXPT 23.05) for the Golden Horseshoe. Vice Chair Hobbs made a motion to approve with staff comments, and Commissioner Whisman seconded. The vote was recorded as follows:

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

Motion was Approved

Commissioner Mohler re-joined the meeting at 6:19 p.m., and Commissioner Hobbs left the meeting.

5. Discussion, consideration, and possible vote to approve a Preliminary and Final Plat Amendment No. 1 (BXPT-19.10-a) for Bixby Meadows, which is located South of East 151st Street South and South Harvard Avenue, Bixby, Oklahoma 74008.

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

The Applicant, Alan Becham, AAB Engineering, said there are five (5) total lots added to bring the Plat back into conformance with the originally approved Preliminary Plat. These lots were pulled out when the Final Plat was approved due to floodplain issues, and going through the LOMAR process. There are a few other minor housekeeping issues such as addresses.

Interim Chair Nave asked if there was a motion to approve Preliminary and Final Plat Amendment No. 1 (BXPT 19.10-a). Commissioner Mohler made a motion to approve with staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave Yes
Mr. Whisman Yes
Mr. Mohler Yes

Motion was Approved

6. Discussion, consideration, and possible vote to approve a Site Plan (BXSP-23.06) for Chick-fil-A, which will be located at 14811 South Memorial Drive, Bixby, Oklahoma 74008.

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

Commissioner Whisman expressed concerns about traffic and overflow.

The Applicant, Nathalie Cornett, with Eller & Detrich stated Chick Fil a will have double stacking lane that goes around the perimeter of the building. They are

aware of the drive-through and demand and have exceeded the zoning requirements.

Interim Chair Nave made a motion to approve the Site Plan (BXSP 23.06), and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave Yes

Mr. Whisman Yes

Mr. Mohler Yes

Motion was Approved

7. Discussion, consideration, and possible vote to approve Major Amendment No.1. (BXPUD 17.04) for the Village of Sereno, which is located West of the Northwest corner of South Memorial Drive and East of 121st Street South, Bixby, Oklahoma 74008.

Mr. Walker presented a brief overview of the project, and changes proposed and stated the applicant was available for questions. Mr. Walker stated that the staff had received correspondence in regard to 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.

Jeff Blackard, with Blakard Global, Inc. explained the history to Planning Commission and residents as well as the vision moving forward. He explained the proposed changes since the 2017 submittal, due to the increase in construction costs and how the Village of Sereno would benefit the community and would not negatively impact the adjacent neighbors. The Bridge Church would maintain ownership, management, and maintain the apartments.

Commissioner presented questions to Mr. Blackard regarding the changes to the site and PUD as well as clarifications.

The following residents spoke on the project and expressed their concerns: Art Harrington, Linda Harrington, Stacey Ray, Jay Mauldin, Eric Thiemann, Cara Locke, Dallas Stroud, Jan Swafford, Scott Baker, Josh Juarez, Orlando Juarez, and Kim Juarez.

Commissioner Whisman suggested tabling this item to allow additional dialog between the parties. Interim Chair Nave suggested tabling till next month to allow to do some housekeeping with the verbiage within the PUD changes, and the time to visit with residents. Mr. Blackard agreed to continue the item for thirty (30) days.

Interim Chair Nave asked if there was a motion. Commissioner Mohler made a motion to table the item till the June 20, 2023 meeting, which Commissioner Whisman seconded. The vote was recorded as follows:

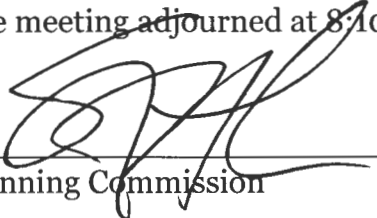
Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Mohler	Yes

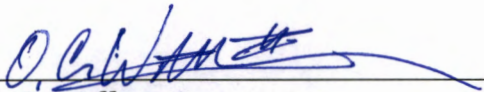
Motion was Tabled

Old Business – No old business.

New Business – No new business.

The meeting adjourned at 8:10 pm



Planning Commission

O.C. Walker, Secretary