

BIXBY PLANNING COMMISSION MINUTES

Tuesday | July 17, 2023 | 6:00 PM

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

CALL TO ORDER: 6:05 PM

Roll Call was taken

MEMBERS PRESENT: Josh Nave
Tom Holland
Jason Mohler
Steve Hobbs

MEMBERS ABSENT: Lance Whisman

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

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

Interim Chair Nave asked if there was a motion to approve the Meeting Minutes of June 20, 2023. Commissioner Holland raised concern over the Village of Scereno regarding B1 and B2, and Mr. Walker addressed his question.

Vice Chair Hobbs asked if there was a motion to approve the Consent Agenda 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
Mr. Hobbs	Abstain

Motion was Approved

2. Comprehensive Plan Amendment (BXCP-23.01), and Rezone (BXZO-23.04, BXZO-23.06, and BXZO-23.07), for property located at 8150, 8160, and 8170 East 131st Street South, Bixby, Oklahoma 74008.

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

The Applicant was present.

Vice Chair Hobbs asked if there was a motion to approve the Comprehensive Plan Amendment (BXCP 23.01) Commissioner Holland made a motion to approve, and Commissioner Nave seconded. The vote was recorded as follows:

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

Motion was Approved

Vice Chair Hobbs asked if there was a motion to approve the Rezone (BXZO 23.04, BXZO 23.06, and BXZO 23.07) Commissioner Holland made a motion to approve, and Commissioner Nave seconded. The vote was recorded as follows:

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

Motion was Approved

3. Discussion, consideration, and possible vote to approve (BXSP-23.08) for Storij Bixby, located at 7865 East 126th Street South, Bixby, Oklahoma 74008.

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

The Applicant, Grant Willoughby, appeared, presented the project, and was available to answer questions. The project is a drive-in climate-controlled facility that appears from the outside that it is a warehouse. Discussed lighting and the ability to change the color of the lighting based on holidays, Bixby colors, etc. The building will have a masonry façade with perimeter lighting that will not spill off of the property.

Commissioner Nave asked Staff regarding the PUD and if the mini-storage was listed by right or was a new PUD being created or amended. Commissioner Mohler stated that this was not on the frontage of the Memorial and that once this area is built out would this building be visible. Commissioner Holland said that this area is finally being built out with office buildings within that PUD and he was concerned that the office buildings or tenants may not want to be near a mini-storage. Commissioner Holland said he would like to see good screening and landscaping.

Vice Chair Hobbs asked if there was a motion to approve the Site Plan (BXSP 23.08). Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Mohler seconded. The vote was recorded as follows:

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

Motion was Approved

4. Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT- 23.07) for Ellis Ranch located on the South side of East 161st Street South and South Memorial Drive, Bixby, Oklahoma 74008.

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

The applicant Erik Enyart, Tanner Consulting appeared and answered Commissioner's questions. He stated that this is a revised Preliminary Plat incorporating the new development standards that were approved with the PUD amendment.

Vice Chair Hobbs asked if there was a motion to approve the Preliminary Plat (BXPT 23.07) for Ellis Ranch. Commissioner Nave made a motion to approve with staff comments, and Commissioner Holland seconded. The vote was recorded as follows:

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

Motion was Approved

5. Discussion, consideration, and possible vote to approve Final Plat (BXPT-23.08), for Robinson Ranch IV, located one-quarter mile south of 161st Street South and East of South Memorial Drive (Approximately 16500 South Memorial Drive), Bixby, Oklahoma 74008.

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.

Vice Chair Hobbs asked if there was a motion to approve the Final Plat (BXPT 23.08). Commissioner Mohler made a motion to approve, and Commissioner Nave seconded. The vote was recorded as follows:

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

Motion was Approved

6. Discussion, consideration, and possible vote to approve a Final Plat (BXPT-23.09) for Robinson Ranch Commercial, located One-Quarter mile south of 161st Street South, and East of South Memorial Drive (Approximately 16300 South Memorial Drive), Bixby, Oklahoma 74008.

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. He stated they would work with staff on the limits of no access along the Memorial corridor. They are currently working on removing the area within the flood plain with a FEMA LOMAR and the plat will not be filed until the matter is resolved.

Vice Chair Hobbs asked if there was a motion to approve the Final Plat (BXPT 23.09). Commissioner Mohler made a motion to approve per staff recommendations, and Commissioner Nave seconded. The vote was recorded as follows:

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

Motion was Approved

7. 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 74008.

Mr. Walker presented a brief overview of the project and stated the applicant was available for questions. The item was erroneously placed on the agenda last month as it was not published in the legal news.

Mr. Walker stated the applicant was available for questions.

The applicant, Austin Wojciechowski appeared and presented the commissioners with an overview of the project and answered questions.

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

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

Motion was Approved

Old Business – No old business.

New Business –

Election of Chairman and Vice-Chairman for the City of Bixby's Planning Commission.

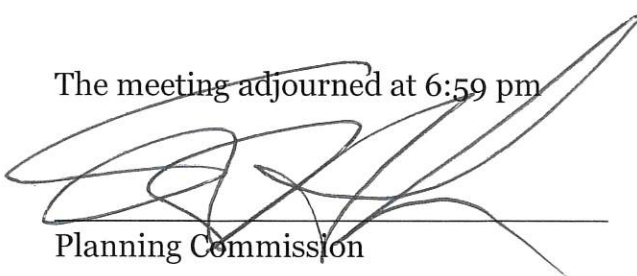
Mr. Nave nominated Commissioner Hobbs as Chairman and Commissioner Mohler as Vice Chair.

Vice Chair Hobbs asked if there was a motion to appoint Commissioner Hobbs as Chairman and Commissioner Mohler as Vice Chair. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes
Mr. Hobbs	Abstain

Motion was Approved

The meeting adjourned at 6:59 pm



Planning Commission



O.C. Walker, Secretary