

BIXBY PLANNING COMMISSION MINUTES

Tuesday | August 21, 2023 | 6:00 PM

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

CALL TO ORDER: 6:01 PM

Roll Call was taken

MEMBERS PRESENT:

Steve Hobbs, Chairman

Jason Mohler, Vice Chair

Josh Nave

Tom Holland

Lance Whisman

MEMBERS ABSENT:

STAFF PRESENT:

O.C. Walker, Director of Development Services

Gwen Plante, Assistant City Planner

1. Approval of Minutes | Planning Commission meeting July 17, 2023.

Chairman Hobbs asked if there was a motion to approve the Meeting Minutes of July 17, 2023. Commissioner Nave 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

Mr. Hobbs Yes

Mr. Whisman Yes

Motion was Approved

- 2.** Discussion, consideration, and possible vote to approve Planned Unit Development (PUD-12), Major Amendment 'C' for the South County Industrial Park, which is located One-half mile North of East 151st Street South and West of Kimberly Clark Place, Bixby, Oklahoma 74008.

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

The Applicant, Robert Bell was present and provided additional information and answered questions. Mr. Bell went into additional detail on the exclusions of certain businesses that will not be allowed per the PUD. The industrial park will abide by the corridor appearance district despite being more than 600 feet from 151st Street.

The following residents signed up to speak on the matter: Shawn Sylor; Carrie Lopresti; Barbara Mullins; and Matt Steel.

Residents are concerned with this affecting values decreasing, added traffic along Kimberly Clark Road, noise pollution, and the appearance of this project.

Mr. Bell responded to residents' comments and questions and said that no marijuana activity would be allowed. This property has been zoned industrial for over Twenty years, and zoning is not on the table.

Commissioner Holland brought up the land between the industrial park and the neighborhood to the West is a track of land that is at least 500-600 feet that is undevelopable due to Flood Plain which would be adequate screening for the residents to the West. Commissioner Nave asked if for East buffer to have 95 at least 8 foot tall trees, Mr. Bell said that would be fine. Commissioner Nave also brought up that building height for industrial use is 26 feet and plans show building at 50 feet and if buildings 1-6 could be at 26 feet and all other lots be 50 feet. Mr. Bell was concerned with the sizing and losing some of the users that have shown interest and would have to discuss with the developer. Commissioner Nave asked if he wanted them to take a vote or to go back to the developer and neighbors to work something out.

The Planning Commission suggested it would be best to table the item bringing it back to the September meeting to allow the applicant an opportunity to meet and discuss the project further with surrounding residents. Planning Commissioners also suggested to the applicant to review the PUD making sure numbers correlated with each other, screening and clarify uses allowed or prohibited so there is not any confusion as to what is allowed by right in a Light Industrial (IL) zoned property. Commissioner Holland also requested they have monument signage for the development.

Chairman Hobbs asked if there was a motion to Table PUD 12 Major Amendment C. Commissioner Holland made a motion to approve, and Commissioner Whisman seconded. The vote was recorded as follows:

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

Mr. Hobbs Yes
Mr. Whisman Yes
Motion was Approved

3. Discussion, consideration, and possible vote to approve the Final Plat of Presley Heights West, Blocks 1 -3, (BXPT-23.12), which is located South of 141st East Avenue, One-half mile West of South Harvard Avenue, 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, Erik Enyart, Tanner Consulting, appeared, presented the project, and was available to answer questions.

Chairman Hobbs asked if there was a motion to approve the Final Plat for Presley Heights West, Blocks 1-3 (BXPT 23.12). Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave Yes
Mr. Mohler Yes
Mr. Holland Yes
Mr. Hobbs Yes
Mr. Whisman Yes
Motion was Approved

4. Discussion, consideration, and possible vote to approve the Preliminary and Final Plat (BXPT 23.11) for Courts and Commons, Village at Scereno is located One-eighth mile North of East 121st Street South and 400' West of Memorial Drive, Bixby, Oklahoma 74008 (The Bridge Church).

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

The applicant, Joe Kelly, and Josh Juarez, appeared and answered the Commissioner's questions.

Chairman Hobbs asked if there was a motion to approve the Preliminary Plat and Final Plat (BXPT 23.11) for Courts and Commons, Village at Scereno. Commissioner Nave made a motion to approve with staff comments, and Commissioner Whisman seconded. The vote was recorded as follows:

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

Motion was Approved

5. Discussion, consideration, and possible vote to approve a Site Plan (BXSP-23.09) for Tangelo Orthodontics, which is located at 12265 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, Mark Siebold appeared and answered questions.

Chairman Hobbs asked if there was a motion to approve the Site Plan (BXSP 23.09). Commissioner Whisman 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
Mr. Whisman	Yes

Motion was Approved

6. Discussion, consideration, and possible vote to approve an Amended Preliminary Plat for Alderwood Estates (BXPT 22.21) for property located one half mile West of South Harvard Avenue, and one quarter mile South of East 151st Street South, Bixby, Oklahoma 74008.

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

The Applicant appeared and answered questions.

Chairman Hobbs asked if there was a motion to approve the Amended Preliminary Plat for Alderwood Estates (BXPT 22.21). Commissioner Nave made a motion to approve per staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

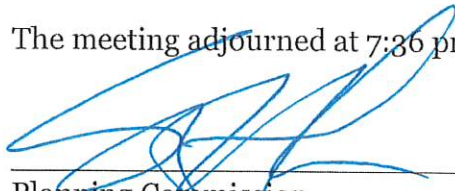
Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes
Mr. Hobbs	Yes
Mr. Whisman	Yes

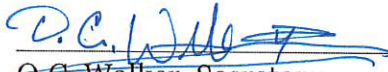
Motion was Approved

Old Business – No old business.

New Business –

The meeting adjourned at 7:36 pm



Planning Commission

O.C. Walker, Secretary