

## **BIXBY PLANNING COMMISSION MINUTES**

**Tuesday | September 18, 2023 | 6:00 PM**

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

**CALL TO ORDER: 6:02 PM**

**Roll Call was taken**

**MEMBERS PRESENT:**

Steve Hobbs, Chairman

Jason Mohler, Vice Chair

Tom Holland

Josh Nave (Arrived at 6:06 p.m.)

**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 August 21, 2023.**

Chairman Hobbs asked if there was a motion to approve the Meeting Minutes of August 21, 2023, with the correction of the footer with the corrected date of August 21, 2023. Vice Chair Mohler made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

|             |     |
|-------------|-----|
| Mr. Mohler  | Yes |
| Mr. Holland | Yes |
| Mr. Hobbs   | 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 update and overview of the project to the Planning Commission.

The Applicant, Robert Bell was present and provided additional information and answered questions. Mr. Bell stated that this property has been zoned industrial for over Twenty years, and zoning is not on the table. The developers have agreed to go above and beyond what is required to make this a nice industrial park and to meet the needs of the City by attracting high-end industrial users.

The following residents signed up to speak on the matter: Victoria Oltman; John Kale; Jacqueline Holloway; Shawn Saylor; Kristy Behreas; and Chris Williams. Residents are concerned with this affecting values decreasing, added traffic along Kimberly Clark Road and within the surrounding Falcon Ridge neighborhood, noise pollution, and the overall appearance of this project.

Commissioner Holland stated that Mr. Bell had more than explained the project and that zoning was not up for debate to change as that application was for the owner/applicant to make. The Site Plan would address all landscaping, lighting, and signage and suggested that any site plan be brought back before the Planning Commission for approval. Mr. Bell stated he did not want to be tied to a number for the tree count, he would prefer that it provide for aesthetic protection and noise reduction. Commission Holland stated he wanted the building height to be consistent within the PUD to reflect the changes requested. He also recommended for staff to look into or pass along a request for a traffic study to see if any changes can be made within Falcon Ridge.

Commissioner Nave suggested that none of the businesses that back up to Kimberly Clark Road would have a 40-foot lighted sign to disturb neighbors. He suggested that the monument sign not exceed 15 feet and no wall signs facing Kimberly Clark Road.

Chairman Hobbs asked if there was a motion on PUD 12 Major Amendment C. Chairman Hobbs made a motion to approve with the following conditions specifying the building height be reduced throughout the PUD from 50 feet to 40 feet, sight plan and landscaping plan to be brought back before Planning Commission for approval, that all excluded uses are listed and all wall signs must face the interior roads of the development and a request for the City to conduct a traffic study of the traffic flow, Vice Chair Mohler 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 the Final Plat (BXPT-21.11) for South Bixby Mini Storage, which is located at 15805 South Memorial Drive, 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, JR Donaldson, appeared, presented the project, and was available to answer questions.

Chairman Hobbs asked if there was a motion to approve the Final Plat (BXPT-21.11) for South Bixby Mini Storage. 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

4. Discussion, consideration, and possible vote to approve Planned Unit Development (BXPUD-19.04), Major Amendment No. 1 for Storij Bixby, which is located at 7665 East 126th Street South, Bixby, Oklahoma 74008 (Parke 126th).

Mr. Walker presented an overview of the project and why the project is back in front of the Planning Commission. Mr. Walker also stated the applicant was available for questions.

The applicant, John Davis, appeared and answered the Commissioner's questions.

Speakers: Victoria Oltman. Concerned with the mini-storage units being along Memorial.

Vice Chair Mohler stated that from a sales tax perspective, a big box store like we were doing in the 1990s and 2000s, would have been perfect but that is no longer the times we are in. Currently, there are offices in the back and the highest preservation in the front for commercial, this is different than a standard mini-storage facility.

Chairman Hobbs asked if there was a motion to approve the Planned Unit Development (BXPUD-19.04), Major Amendment No. 1 for Storij Bixby. Vice Chair Mohler made a motion to approve per staff recommendation and restrictive covenants, Chairman Hobbs seconded. The vote was recorded as follows:

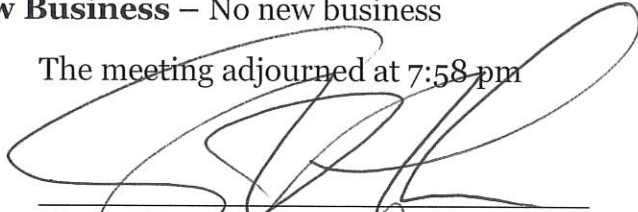
|             |     |
|-------------|-----|
| Mr. Nave    | No  |
| Mr. Mohler  | Yes |
| Mr. Holland | No  |
| Mr. Hobbs   | Yes |

Motion was tied 2 to 2 and forwarded to City Council.

**Old Business** – No old business.

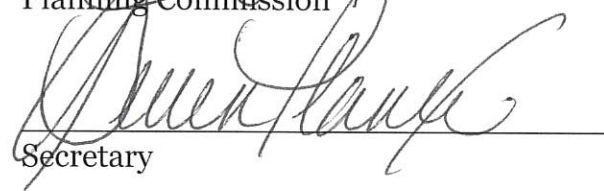
**New Business** – No new business

The meeting adjourned at 7:58 pm



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Planning Commission



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Secretary