

Planning Commission Meeting Minutes

Municipal Building
116 W. Needles Ave., Bixby, OK 74008
October 16, 2023 at 6:00 PM

Call to Order

Chairman Hobbs called the Bixby Planning Commission Meeting to order at 6:27 pm.

Roll Call

Gwen Plante, Assistant City Planner, called the roll, and the following were present:

Members Present

Steve Hobbs
Jason Mohler
Tom Holland
Josh Nave
Lance Whisman

Staff Present

Joey Wiedel, Development Services Director
Gwen Plante, Assistant City Planner
Justin Dowd, City Engineer

Consent Agenda

Consider and Approve Gwen Plante as Planning Commission Secretary.

Approval of the Minutes from September 18, 2023 Regular Planning Commission Meeting.

Consider and Approve the 2024 Planning Commission Calendar

Chairman Hobbs said Items 1-3 of the Consent Agenda are up for discussion and consideration.

Chairman Hobbs asked for a motion to approve items 1-3 of the Consent Agenda. Commissioner Holland made a motion to approve, seconded by Vice Chair Mohler. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Public Hearings

Discussion, consideration, and possible vote to approve a Comprehensive Plan Amendment (BXCP 23.02), Rezone (BXZO 23.08), Planned Unit Development (BXPUD 23.03), and Preliminary Plat (BXPT 23.14) for The Fountains located on the Northwest Corner of South 121st Street and South Mingo Road.

Chairman Hobbs said Item 4 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd

Others who spoke: Paul Blair

Applicant: Megan Pazzo, Tanner Consulting

Justin Dowd presented to the Planning Commission a project for The Fountains, proposing a Comprehensive Plan Amendment, Rezone, PUD, and Preliminary Plat. Applicant Megan Pasco described the project more in-depth and was available for questions.

Discussions were held on the Comprehensive Plan Amendment, the request to Re-zone the property, and add Planned Unit Development (PUD) along with the Preliminary Plat for the Fountains located on the Northwest Corner of South 121st Street and South Mingo Road.

Commissioner Nave brought up the materials used for fencing between the neighborhood and the commercial development. The applicant, Megan Pasco, with Tanner Consulting, described the location and explained they believe the buffer around the ponds and reserve area would be sufficient for a six (6) foot wooden privacy fence along the West portion of the Commercial. Commissioner Holland had a concern about the height of the fencing. Commissioner Holland requested that there be an eight (8) foot privacy fence along the West portion, and the applicant agreed.

Speaker, Paul Blair stated he was glad to see commercial development coming to this corner and wanted to make sure that it remained commercial and agreed that there needed to be sufficient buffers between the residential and commercial lots.

Commissioner Holland wanted to make sure that if a 24-hour business came in, the fencing requirement would need to meet the zoning code. Commissioner Whisman was concerned that the lot on the Southwest corner might pose a problem with the 6 Ft. privacy fence and the lights from vehicles in a drive-through business. The applicant stated that the plan was for the commercial lots to be in place prior to the residential so that there was no question from residents when purchasing the lots that the corner would have commercial businesses. Commissioner Holland stated that any commercial businesses coming in a site plan would be coming back through them for approval. Commissioner Nave asked who would be responsible for maintaining the ponds. The consultant stated it would be the responsibility of the HOA.

Chairman Hobbs asked for a motion to approve item 1. for the Comprehensive Plan Amendment (BXCP 23.02) for The Fountains. Commissioner Nave made a motion to approve, seconded by Vice-Chair Mohler. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Chairman Hobbs asked for a motion to approve Item 1, the Re-zone (BXZO 23.08) for The Fountains. Commissioner Nave made a motion to approve, seconded by Chairman Hobbs. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Chairman Hobbs asked for a motion to approve Item 1, for the Planned Unit Development (BXPUD 23.03) for The Fountains. Commissioner Nave made a motion to approve the PUD with an 8 Ft. wooden privacy fence between commercial and residential, seconded by Commissioner Whisman. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Chairman Hobbs asked for a motion to approve Item 1, Preliminary Plat (BXPT 23.14) for The Fountains. Chairman Hobbs made a motion to approve, seconded by Commissioner Holland. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Discussion, consideration, and possible vote to approve Rezone (BXZO 23.10) for Pittman Commercial located approximately one-half mile South of 161st Street and East of Memorial Drive.

Chairman Hobbs said Item 5 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd

Others who spoke: Paul Blair, and Kevin Reneger

Applicant: Megan Pasco, Tanner Consulting

Justin Dowd presented Item 5 to the Planning Commission an overview of the Pittman Commercial rezoning request to align this portion of the property with the adjacent commercial. The applicant, Megan Pasco of Tanner Consulting, provided a more detailed overview of the project and was available for any questions.

Resident Paul Blair spoke on this matter, advocating for this project. He is concerned about the lack of ODOT progress in this area with the blind spots along the curve and traffic issues. Kevin Reneger stated he is concerned about the flooding issues in Saker, where he lives. He further stated that there are issues with the ponds and drainage and is concerned that this project will increase the flooding issues. Megan of Tanner Consulting, addressed the concerns, advising that all engineering would have to be addressed in the platting process.

Commissioner Holland inquired if this was the appropriate time to bring up concerns regarding the uses of this commercial property. Justin Dowd explained that this was only a zoning case, not governed under a PUD, it would be straight zoning of Commercial Shopping (CS) as the applicant is not asking for a PUD. Commission Mohler suggested that if there were concerns over particular items within the zoning code that they would like to see changed, it should be brought up while we are in the process of updating our zoning code.

Chairman Hobbs asked for a motion to approve item 5 for the Rezone (BXZO 23.10) for Pittman Commercial. Vice-Chair Mohler made a motion to approve, seconded by Commissioner Whisman. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Discussion, consideration, and possible vote to approve Rezone (BXZO 23.09) and Planned Unit Development (BXPUD 23.04) for Robinson Ranch South, located one-half mile South of 161st Street and East of Memorial Drive.

Chairman Hobbs said Item 6 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd

Others who spoke: Paul Blair, and Kevin Reneger

Applicant: Megan Pasco, and Justin Morgan with Tanner Consulting

Justin Dowd presented to the Planning Commission a project for Robinson Ranch South, proposing a Rezone and PUD. The applicant is requesting to change the current zoning from Agriculture (AG) to Residential Single-family (RS-3) with a PUD.

Commissioner Nave asked Justin Dowd if this project would alleviate flooding from Saker. Justin explained that the projects that have been completed in the area have improved the drainage in the area. This project will make things better, but if Little Snake Creek is out of its banks, in a 100-year flood event, there is not anything that can prevent flooding in that area.

Megan Pasco of Tanner Consulting explained the project in more depth and elaborated on the other Robinson Ranch Developments and the flooding issues and mitigation. However, you cannot prevent flooding when a development is 2 Ft. below the 100-year water elevation. Robinson Ranch South will be giving up 40% of the usable area for channels for floodplain storage. Detention is usually 20-25% of a development. There will be a channel along the South portion of the development and adjacent to Saker, so they will not be contributing to the flooding problem but helping to make the situation better. She continued by answering questions from the Commissioners. Commissioner Nave asked if they would be filing a LOMR or if it was outside of the floodplain. Megan said it is outside of the floodplain but they needed to file the LOMR, but there would be no residential houses within the floodplain. He additionally asked if this will not affect the neighbors, how can we know that it will have a positive effect on the neighbors? Justin Morgan, with Tanner Consulting, talked about the engineering portion of Robinson Ranch South and again stated that this development was providing 40% of its surface to floodplain storage to help mitigate any flooding in the area.

Speaker Paul Blair expressed concerns over increased flooding in this area and if the detention that

Tanner Consulting mentioned would be enough to not negatively impact the Saker Addition. Speaker Kevin Reneger expressed his concerns regarding flooding and said the existing flood control measures that the City has implemented he feels are not working.

The applicant addressed the concerns brought up by the speakers and Commissioners.

Chairman Hobbs asked for a motion to approve item 6 for the Rezone (BXZO 23.09) for Robinson Ranch South. Commissioner Nave made a motion to approve, seconded by Vice-Chair Mohler. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Chairman Hobbs asked for a motion to approve item 6 for the PUD (BXPUD 23.04) for Robinson Ranch South. Chairman Hobbs made a motion to approve, seconded by Commissioner Whisman. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Discussion, consideration, and possible vote to approve Specific Use Permit (BXSUP 23.04) for FIX Automotive located at 12105 South Memorial Drive, Bixby, Oklahoma.

Chairman Hobbs said Item 7 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd

Others who spoke:

Applicant: Larry Hamm

Justin Dowd presented to the Planning Commission a project for FIX Automotive, requesting a Specific Use Permit for Use Unit 17, for the use of Automotive and Allied Activities. The applicant is requesting an SUP for the purposes of having an auto repair and body shop facility. The property is currently zoned Commercial Shopping (CS). Use Unit 17 is allowed with an SUP. Use Unit 17 uses include includes vehicle repair and service (except painting). (Ord. 272, 4-2-1974; amd. Ord. 994, 4-14-2008; Ord. 2031, 12-21-2009).

The applicant, Larry Hamm, explained the project in more depth, answering questions from the Commissioners.

Commissioner Nave said he would like to request that the building be brought up to the Memorial Corridor Appearance District for all sides to be masonry. Staff explained that it is all sides facing the public right of way. Commissioner Holland and Nave were concerned over the fact there might be wrecked vehicles in the parking lot abutting Memorial and requested that all vehicles be located behind a screened fenced area. Staff advised that a Site Plan would come back before the Planning Commission and City Council for approval.

Chairman Hobbs asked for a motion to approve item 7 for the Specific Use Permit (BXSUP 23.04) for

FIX Automotive. Commissioner Whisman made a motion to approve the recommendation that it be brought up to the Memorial Corridor Appearance District and that any vehicles in need of repair be behind the screened area, seconded by Chairman Hobbs. The vote was taken with the following results:

Carried: 3-2

Ayes: Whisman, Mohler, Hobbs

Nays: Nave, Holland,

Abstain: 0

Discussion, consideration, and possible vote to approve a Site Plan (BXSP 23.11) for Courts and Commons located at 7921 East 119th Drive, Bixby, Oklahoma.

Chairman Hobbs said Item 8 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd

Others who spoke:

Applicant: Josh Juarez

Justin Dowd presented to the Planning Commission a project for Courts and Commons, requesting Site Plan approval (BXSP 23.11) and provided a brief overview of the project.

Chairman Hobbs asked for a motion to approve item 8 for approval of the Site Plan (BXSP 23.11) for Courts and Commons. Commissioner Nave made a motion to approve, seconded by Vice-Chair Mohler. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Discussion, consideration, and possible vote to approve a Site Plan (BXSP 23.10) for Marlee Office No. 4 located at 7916 East 126th Street South, Bixby, Oklahoma.

Chairman Hobbs said Item 9 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd

Others who spoke:

Applicant:

Justin Dowd presented to the Planning Commission a project for Marlee Office No. 4, requesting Site Plan approval (BXSP 23.10) and providing a brief overview of the project.

Chairman Hobbs asked for a motion to approve item 9 for approval of the Site Plan (BXSP 23.10) for Marlee Office No. 4. Commissioner Whisman made a motion to approve, seconded by Commissioner Nave. The vote was taken with the following results:

Carried: 5-0

Ayes: Whisman, Nave, Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Old Business

New Business

Adjournment

Planning Commission Adjourned 8.52 PM


Secretary
Chairman