

Planning Commission Meeting Minutes

116 W. Needles Ave., Bixby, OK 74008

Monday, December 18, 2023 at 6:00 PM

Call to Order: 6:08 PM

Roll Call was taken

MEMBERS PRESENT:

Steve Hobbs

Jason Mohler

Tom Holland

STAFF PRESENT:

Joey Wiedel, Development Services Director

Gwen Plante, Assistant City Planner

Justin Dowd, City Engineer

Consent Agenda

Consider and/or approve the minutes of the November 20, 2023 Planning Commission Meeting.

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

Ayes: Hobbs, Mohler, Holland

Nays: 0

Abstain: 0

Carried: 3-0

Public Hearings

Discussion and possible approval of Bixby Final Plat (B.X.P.T.) number 23.21, for Richard Roberts Ministries, 6.26 acres, containing (1) lot, one (1) block, and one (1) reserve area, in Section 20, Township 17 North, Range

13 East, located on the Southwest Corner of South Harvard Avenue and 151st Street South.

Ms. Plante gave an update and overview of the project to the Planning Commission.

The applicant was not present at the Planning Commission Meeting.

Chairman Hobbs was concerned that the applicant was not present to answer questions. Chairman Hobbs asked if the Commissioners had an issue with the applicant not being present. Commissioner Holland questioned if previous cases the applicant has brought have there been any issues. Mr. Wiedel stated the applicant was not required to be at the meeting but to their advantage to be present to answer any questions.

Commissioner Holland was concerned if the project was in the Corridor Appearance District and if the North portion would comply as other new developments do not have a façade that would comply, Mr. Wiedel stated that those projects were still in the construction phase but would be required to meet the guidelines.

Vice Chair Mohler asked about the reserve area as well as where the storm sewer connected. Justin Dowd also answered these questions and would have the applicant update the plat.

Chairman Hobbs asked for a motion on item 2, and Vice Chair Mohler made a Motion to approve the Bixby Final Plat (B.X.P.T.) number 23.21 per staff recommendation. This was seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Carried: 3-0

Discussion and possible approval of Bixby Preliminary Plat (B.X.P.T.) number 23.20, for Robinson Ranch South, 42.216 acres, containing (122) lots, eight (8) blocks, and four (4) reserve areas, in Section 25, Township 17 North, Range 13 East, located approximately One-half mile South of 161st Street and East of Memorial

Drive.

Ms. Plante gave an overview of the project to the Planning Commission. The applicant was seeking the approval of a Preliminary Plat.

Others who spoke: Megan Pasco, with Tanner Consulting

Megan Pasco explained clarification that the maximum amount of units is 135 in the PUD, they will only be constructing 122 units. Further clarified that the 20% minimum number of lots provided will be based on the 122 units not the 135 units.

Commissioner Holland asked about the status of common areas which include community amenities. Ms. Pasco responded saying that those are outlined in a separate PUD as they are on a separate piece of property that mimics the existing Robinson Ranch PUD. Those amenities include a basketball court and playground and will be completed in Phases III and IV. Ms. Pasco's knowledge they should be wrapping the third phase, they are still a requirement, physically plotted separately however residents from this subdivision will have access to them.

Commissioner Holland also asked about potential issues with drainage discussed previously. Joey answered these questions with details about planned drainage paths and that the development is in alignment with the master plan. Justin Dowd assured the Commission that it was in the overall drainage plan.

Chairman Hobbs asked for a motion to approve Item 3. Commissioner Holland made a motion to approve, seconded by Chairman Hobbs. The vote was taken with the following results:

Ayes: Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

Carried: 3-0

Discussion and possible approval of Bixby Final Plat (B.X.P.T.) number 23.19, for Bungalows IV at Willow Creek, 2.51 acres, containing (12) lots, one (1) block, in Section 12, Township 17 North, Range 13 East, located on the South of East 131st Street South and West of South Mingo Road.

Ms. Plante gave an overview of the project to the Planning Commission. The applicant was seeking the approval of a Final Plat.

Applicant Ryan McCarty with Select Design was available for questions.

Vice Chair Mohler asked if the pending LOMR had been issued. Justin Dowd answered that according to Senator Hern's office, the LOMR was supposed to arrive December 6th, however, no letter was received at the time of the meeting.

The applicant answered questions about the LOMR and respective applications.

Chairman Hobbs asked for a motion on Item 4, Vice-Chair Mohler made a motion to approve, seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Holland, Mohler, Hobbs

Nays: 0

Abstain: 0

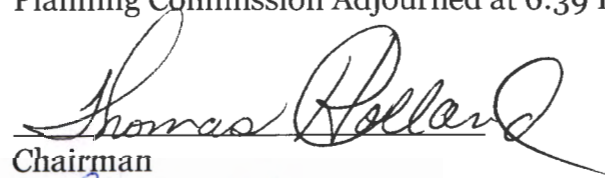
Carried: 3-0

Old Business: None

New Business: None

Adjournment

Planning Commission Adjourned at 6:39 PM

A handwritten signature in black ink, appearing to read "Thomas Holland", written over a horizontal line.

Chairman

A handwritten signature in blue ink, appearing to read "Owen Lang", written over a horizontal line.

Secretary