

BIXBY PLANNING COMMISSION MINUTES
REGULAR MEETING
Monday | May 20, 2024 | 6:00 PM
City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:05 pm

Roll Call

MEMBERS PRESENT: Steve Hobbs, Chair
Jason Mohler, Vice Chair
Tom Holland
Lance Whisman

MEMBERS ABSENT: Josh Nave

STAFF PRESENT: Joey Wiedel, Director of Development Services
Gwen Plante, Assistant City Planner
Justin Dowd, City Engineer

Consent Agenda:

1. Consider and approve the minutes of the March 18, 2024, Planning Commission Regular Meeting.

Item was passed due to the lack of a quorum of Commissioners for the March 18, 2024, meeting.

Regular Agenda:

2. Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) number 23.03 for Rowan Grove Blocks 4 - 9. The property contains (+/-) 26.35 acres in Section 07, Township 17 North, Range 14 East, located at 13321 South Mingo Road.

Vice Commissioner Mohler stepped out of the meeting at 6:08 pm due to a conflict of interest on this item.

Mr. Wiedel gave the Planning Commission an overview of the project and stated that the Applicant was present to answer any questions the Commission might have.

Applicant Michael Adams, with AAB Engineering, gave an overview of the project and answered the Planning Commission's questions.

Chairman Hobbs asked if there was a motion regarding the Final Plat (BXPT 23.03) for Rowan Grove. Commissioner Holland made a motion to approve, and Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved

Vice Chairman Mohler returned to the meeting at 6:14 pm.

3. Discussion, consideration, and possible vote to approve a Site Plan (B.X.S.P. 24.07) for South Memorial Business Park, Office No. 2, located at 7623 East 126th Street South.

Mr. Wiedel gave an overview of the project to the Planning Commission and stated the Applicant was available to answer questions.

The Applicant, Christopher Smith, with W Design, was available for questions and outlined the project to the Planning Commissioners.

Chairman Hobbs asked if there was a motion regarding the Site Plan (BXSP 24.03) for South Memorial Business Park. Commissioner Whisman made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

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

Motion was Approved

4. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.03 Rezoning for 127th & Mingo, from Residential Single-Family (RS-1) to Residential Single-Family (RS-2). The property contains (+/-) 37.179 acres in Section 01, Township 17 North, Range 13 East, located approximately 1/2 mile South of 121st and South Mingo Road.

Mr. Wiedel gave an overview of the project to the Planning Commission and stated the Applicant was available to answer questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions and outlined the project to the Planning Commissioners.

Commissioner Whisman is concerned that the applicant is asking for RS-2 zoning; however, the PUD reflects numbers that align with RS-3. Mr. Enyart stated that they were adjusting the PUD to prevent them from having to apply for a Comprehensive Plan Amendment. Commissioner Holland was disturbed that the PUD was used to avoid amending the Comprehensive Plan. Mr. Wiedel stated that the Comprehensive Plan minor amendment can come at any time before the Planning Commission and City Council. Commissioner Holland said PUDs have been allowed some flexibility over time but should not be used to avoid a Comprehensive Plan Amendment.

Chairman Hobbs is concerned with the zoning and the lack of the project meeting the RS-2 zoning.

Mr. Enyart stated that the project has an RS-2 density, and the code is set up to allow basic parameters with underlined zoning, PUD, and different lot sizes. However, on average, they meet the RS-2 zoning. Mr. Enyart asked the Planning Commission for guidance on whether the overall plan is viable.

Commissioner Whisman was concerned that the 300-foot radius for notification stated that the project was being requested for RS-2 when, with the way the PUD is written, it is RS-3, so they do not understand what is coming.

Chairman Hobbs stated that the bigger lot size is meaningful but is bothered that it isn't meeting the RS-3 standards. Yet, there is an RS-2 with PUD, and they would like to see a Comprehensive Plan Amendment based on its merits instead of pretending it is something else. Mr. Enyart stated that they are in the due diligence period and have a tight timeline and will propose to go up to 65 feet wide minimum. Commissioner Whisman stated that the average lot was +/- 125 feet deep, and these lots are substantially larger. Commissioner Holland asked why they asked for a smaller setback with the lot size that deep. Mr. Enyart stated it was to get the flexibility to add character to the streetscape, and the homes could add a pool with a larger backyard lot size.

Chairman Hobbs asked if there was a motion on the Re-Zone (BXZO 24.03) for 127th & Mingo from Residential Single-family (RS-1) to Residential Single Family (RS-3). Vice Chairman Mohler made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

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

Motion was Approved

5. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.01, Planned Unit Development for 127th & Mingo. The property contains (+/-) 37.179 acres in Section 01, Township 17 North, Range 13 East, located approximately 1/2 mile South of 121st and South Mingo Road.

Vice Chairman Mohler asked about the access points for this development. There will be the primary access off Mingo, a fire access-only point into the current development to the South, and looking at a Western access point of the development to the Fry Creek Channel. Staff believes there will be challenges to this access due to the weight of the Fire apparatus.

Mr. Julius Puma, the developer, spoke, saying that the first floor to the top plate would be 100% brick, rock, or stucco, and the dormers would possibly be Hardie plank.

Staff confirmed that the changes agreed upon during this meeting were 65-foot minimum wide lots, 8,775 square feet, with a 25-foot front setback, 20-foot rear setback, and 100% masonry on the first floor.

Chairman Hobbs asked if there was a motion on the P.U.D. (BXPUD 24.03) for 127 & Mingo. Vice Chair Mohler motioned to approve with the following conditions: revise 65 ft minimum wide lot, 25 ft front and 20 ft rear, and adjust the masonry requirement to 100% for the 1st floor. Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	No
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

6. Discussion, consideration, and possible vote to approve a Specific Use Permit (B.X.S.U.P. 24.01) for Shellenbarger Free Will Baptist Church located at 8017 E 131st Street South.

Mr. Wiedel gave the Planning Commission an overview of the project and stated that the Applicant was available for any questions related to the project.

The Applicant, Jeff Sloan, Pastor, was available to answer questions.

Chairman Hobbs asked if there was a motion to approve the Specific Use Permit (BXSUP 24.01) for Shellenbarger Free Will Baptist Church to allow for a school within the church facility. Commissioner Whisman made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

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

Motion was Approved.

Old Business: None

New Business: Commissioner Whisman asked how we enforce industrial businesses in residential areas. There is a scaffolding business that has scaffolding stacked in the yard, and then there are landscape businesses with equipment and trailers all over. Staff suggested contacting Code Enforcement.

The meeting adjourned at 7:30 pm.

Planning Commission

Gwen Plante, Secretary