

BIXBY PLANNING COMMISSION MINUTES
REGULAR MEETING
Monday | July 15, 2024 | 6:00 PM
City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:05 p.m.

Roll Call

MEMBERS PRESENT: Steve Hobbs, Chairman
Jason Mohler, Vice Chairman
Tom Holland
Josh Nave

MEMBERS ABSENT: Lance Whisman

STAFF PRESENT: Joey Wiedel, Development Services Director
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.

The item was continued to next meeting due to the lack of a quorum of Commissioners in attendance at the March 18, 2024, meeting.

2. Consider and approve the minutes of the June 17, 2024, Planning Commission Regular Meeting.

Chairman Hobbs asked if there was a motion to approve the minutes of the June 17, 2024, Planning Commission Regular Meeting. Commissioner Holland made a motion to approve, and Vice Chairman Mohler seconded. The vote was as follows:

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

Motion was Approved

Regular Agenda:

3. Discussion, consideration, and possible vote for approval of a Site Plan (B.X.S.P.) number 24.08 for Marlee Office No. 5, located at 7638 East 126th Street South, Bixby, Oklahoma.

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

Chairman Hobbs asked if there was a motion regarding the Site Plan (B.X.S.P.) number 24.08 for Marlee Office No. 5. Vice Chairman Mohler made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Nave	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 24.04 for Dixielou 151st & Harvard, located at 15104 South Harvard Avenue.

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

Chairman Hobbs asked if there was a motion regarding the Rezone (B.X.Z.O.) number 24.04 for Dixielou 151st & Harvard, from Agriculture to Commercial Shopping. Commissioner Nave made a motion to approve, and Vice Chairman Mohler seconded. The vote was as follows:

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

Motion was Approved

5. Discussion, consideration and possible vote for approval of Bixby Zoning (B.X.Z.O.) number 24.05 to Rezoning for Froning 121, from Agriculture (AG) to Residential Single-Family (RS-2) the property contains +/- 40.016 acres, located at 10319 East 121st Street South.

Mr. Wiedel gave the Planning Commission an overview of the project 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.

Speakers: James Benge, Tony Thompson, Sheila Hill, Dawn Boardman, Randy Mitchell.

Discussion ensued.

Chairman Hobbs asked if there was a motion on the Rezone (B.X.Z.O.) number 24.05 Rezoning for Froning 121, from Agriculture (AG) to Residential Single-

Family (RS-2). Commissioner Nave made a motion to approve, and Vice Chairman Mohler seconded. The vote was as follows:

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

Motion was Approved

6. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D.) number 24.04 Planned Unit Development for Froning 121. The property contains +/- 40.016 acres, located at 10319 East 121st Street South.

Discussion ensued.

Chairman Hobbs asked if there was a motion on the Planned Unit Development (B.X.P.U.D.) number 24.04 for Froning 121. Commissioner Nave made a motion to approve, with the following conditions: 75% Masonry, with the front being 100%, only allow 25% use of Hardie Plank, Uniform Fencing along 121st Street, Nature Trail to be similar to the conceptual and trail system connectivity. Vice Chairman Mohler seconded. The vote was as follows:

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

Motion was Denied

7. Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) number 24.06 for Perfect Food and Gas, located at 15911 South Memorial Drive.

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

The Applicant, Mark Capron, with Wallace Design Collective, was available to answer questions.

Chairman Hobbs asked if there was a motion to approve Final Plat (B.X.P.T.) number 24.06 for Perfect Food and Gas. Vice Chairman Mohler made a motion to approve, and Chairman Hobbs seconded. The vote was as follows:

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

Motion was Approved.

8. Discussion, consideration, and possible vote for approval of a Site Plan (B.X.S.P.) number 24.09 for El Maguey Mexican Restaurant, located at 7450 E 121st Street South.

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

The Applicant, Roy Torres, was available to answer questions.

Chairman Hobbs asked if there was a motion to approve Site Plan (B.X.S.P.) number 24.09 for El Maguey Mexican Restaurant. Chairman Hobbs made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

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

Motion was Approved.

9. Discussion, consideration, and possible vote for approval of a Site Plan (B.X.S.P.) number 24.10 for T&T Smiles, located on the NE Corner of South Yale Avenue and East 151st Street South.

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

The Applicant, Justin DeBruin, Wallace Design Collective was available to answer questions.

Chairman Hobbs asked if there was a motion to approve Site Plan (B.X.S.P.) number 24.10 for T&T Smiles. Vice Chairman Mohler made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

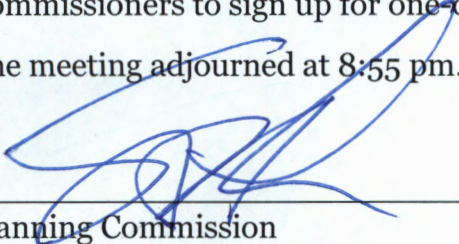
Mr. Hobbs	Yes
Mr. Nave	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved.

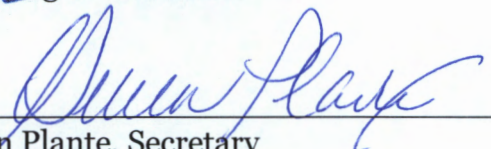
Old Business: None

New Business: Staff informed the Commissioners and the Public that Matrix would be in town for Town Hall meetings Tuesday July 16th at Crossroads Church and Thursday July 18th at New Beginnings Church, and encouraged everyone to attend to help with public input into the new zoning code. Staff also requested the Commissioners to sign up for one-on-one meetings with Matrix.

The meeting adjourned at 8:55 pm.



Planning Commission



Gwen Plante, Secretary