

BIXBY PLANNING COMMISSION MINUTES
REGULAR MEETING
Monday | March 18, 2024 | 6:00 PM
City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:04 PM

Roll Call was taken

MEMBERS PRESENT: Jason Mohler (left meeting at 7:00 p.m.)
Josh Nave
Tom Holland
Lance Whisman

MEMBERS ABSENT: Steve Hobbs

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

Consent Agenda:

1. Consider and/or approve the minutes of the January 16, 2024 Planning Commission Regular Meeting.

Commissioner Nave asked if there was a motion on the Consent Agenda to approve Item No. 1 the minutes of January 16, 2024. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

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

Motion was Approved

2. Consider and/or approve the minutes of the February 20, 2024 Planning Commission Regular Meeting.

Commissioner Nave asked if there was a motion on the Consent Agenda to approve Item No. 2, the minutes of February 20, 2024. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved

Regular Agenda:

3. Discussion, consideration, and possible vote for approval of Bixby Site Plan (B.X.S.P.) number 24.04, Site Plan for Bixby Dental Offices, located at 15000 S Hudson Avenue.

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

Applicant Brad McManis gave an overview of the project and answered questions that the Planning Commission had.

Commissioner Nave asked if there was a motion to approve the Site Plan (BXSP 24.04) for Bixby Dental Offices. Commissioner Nave made a motion to approve without using Hardy Board as a masonry product, and Vice Chair Mohler seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

4. Discussion and possible approval of a Bixby Comprehensive Plan (B.X.C.P.) number 24.01, Amendment to the Comprehensive Plan for Spartan Crossing, from Low-Density Residential to Medium-Density Residential, to allow for R.S.-3 (Residential Single Family) development, containing approximately 29.568 acres in Section 26, Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

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

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

Speakers: Mr. Jerry Ezell spoke against the project.

Commissioner Nave asked if there was a motion to approve the Comprehensive Plan (BXCP 24.01) for Spartan Crossing. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

5. Discussion and possible approval of Bixby Zoning (BXZO) number 24.01, Rezoning for Spartan Crossing, a proposed amendment to a zoning district in the City of Bixby, from Agriculture to (R.S.-3) Residential Single Family, to allow for a Residential Development in Bixby, containing approximately 29.568 acres in Section 26 Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Commissioner Nave asked if there was a motion to approve the Zoning (BXZO 24.01) for Spartan Crossing from Agriculture (AG) to Residential Single Family (RS-3). Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

6. Discussion and possible approval of Bixby Zoning (BXPUD) number 24.01, Rezoning for Spartan Crossing, a proposed amendment to a zoning district in the City of Bixby, from Agriculture to (R.S.-3) Residential Single Family, to allow for a Residential Development in Bixby, containing approximately 29.568 acres in Section 26 Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Commissioner Holland asked about amenities within the development. He would like to see more parks and amenities listed within the PUD and see the PUD define the size of the clubhouse and other amenities.

Commissioner Nave asked if there was a motion to approve the PUD (BXPUD 24.01) for Spartan Crossing. Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

Mr. Mohler recused himself from the meeting at approximately 7:00 p.m.

7. Discussion and possible approval of Bixby Comprehensive Plan Amendment (B.X.C.P 24.02) White Hawk II, request to change the land use from Low-Intensity Recreational / Open Space to Low-Intensity Residential; general location: North

of 151st (HWY 67) and East of Yale, Section 15, Township, 17N, Range 13E, in the City of Bixby.

Mr. Wiedel gave the Planning Commission an overview of the project and stated that the applicant was available for questions.

The Applicant, Lou Reynolds, with Eller & Detrich, was available for questions.

Speakers: There were Twenty-four (24) speakers signed up to speak and only Twenty-one (21) spoke. There were Five (5) for the project and Sixteen (16) against the project.

Commissioner Nave stated at 8:32 p.m. that they would take a break and would return at 8:40 p.m.

Commissioner Nave called the meeting back to order at 8:40 p.m. and closed the public comment period.

Commissioner Nave asked the applicant if he would like to respond to any of the questions or comments that were made during the public comments. Mr. Reynolds stated that nothing had been done improperly, that this was just the Comprehensive Plan before them, and that under State Law, what controls here is zoning.

Commissioner Whisman asked the legal counsel if he agreed, and Mr. Frasier stated he had shown Commissioner Nave that the Comprehensive Plan was subservient to the Zoning Code.

Commissioner Holland asked staff if we had an opinion or a legal basis regarding Restrictive Covenants; Mr. Frasier stated that the City's position has always been in regards to Covenants and Restrictive Covenants, that is, between a developer and the homeowners, the City is not a party to the contract.

Discussion continued.

Commissioner Nave asked if there was a motion to approve the Comprehensive Plan Amendment (BXCP 24.02) for White Hawk II to change the land use from Low-Intensity Recreational/Open Space to Low-Intensity Residential. Commissioner Nave made a motion to deny, and Commissioner Holland seconded. The vote was recorded as follows:

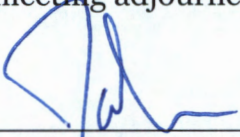
Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved.

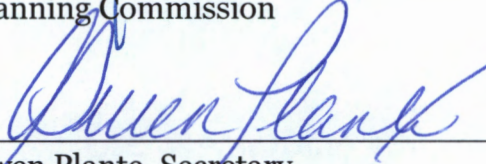
Old Business: None

New Business: None

The meeting adjourned at 9:03 pm



Planning Commission



Gwen Plante, Secretary