Planning Commission Meeting Minutes

Municipal Building
116 W. Needles Ave., Bixby, OK 74008
August 19, 2024 at 6:00 PM

The scheduled City of Bixby Planning Commission meeting agenda was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on August 16, 2024, at or before 6:00 p.m.

Call to Order

Chair Steve Hobbs called the Planning Commission meeting to order at 6:54 p.m.

Roll Call

Secretary Gwen Plante called the roll and the following were present:

Members Present
Steve Hobbs, Chairman
Jason Mohler, Vice Chairman
Josh Nave
Lance Whisman
Tom Holland

Staff Present
Joey Wiedel, Development Services Director
Gwen Plante, Acting Assistant City Planner
Gladys Gill, Planner I

Consent Agenda

Consider and Approve the Planning Commission Meeting Minutes from March 18, 2024.

Chair Hobbs called for a motion to approve the minutes from the meeting on March 18, 2024. Board Member Nave made the motion, which was seconded by Board Member Whisman. The vote results were as follows:

Motion carried: 3-0
Ayes: Nave, Whisman, Holland
Nays: 0

Chair Hobbs and Vice Chair Mohler abstained from voting as they were absent at the March 18th meeting.

Consider and Approve the Planning Commission Meeting Minutes from July 15, 2024.

Chair Hobbs called for a motion to approve the minutes from the meeting on July 15, 2024. Board Member Nave made the motion, which was seconded by Board Member Holland. The vote results were as follows:

Motion carried: 4-0
Ayes: Nave, Holland, Mohler, Hobbs
Nays: 0

Board Member Whisman abstained from voting as he was absent at the July 15th meeting.

Public Hearings

Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) 23.14; The Fountains

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

Commissioner Whisman inquired whether the Final Plat satisfies all the conditions set by the City Council and aligns with the Planned Unit Development (PUD). Joey confirmed that the Final Plat complies with all the City Council's conditions and mentioned that the key topics of discussion were the entrance and the screening. He explained that masonry will be utilized for screening throughout, except for the western section, where a privacy fence will be allowable.

There were no public comments.

Applicant Erik Enyart of Tanner Consulting spoke before the Board and affirmed that the Final Plat satisfies all the conditions set by the City Council, Planning Commission, and Staff.

Chairman Hobbs asked for a motion to approve Final Plat (B.X.P.T. 23.14). Vice Chair Mohler made a motion to approve, seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Mohler, Whisman, Holland, Nave, Hobbs
Nays: 0

Motion Carried: 5-0

Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) 23.04; Henson Square

Vice Chair Mohler recused himself at 7:02 p.m. and left the room. Chairman Hobbs noted that with Vice Chair Mohler recusing himself, 4 out of 5 members were still present to maintain quorum.

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

There were no public comments.

The applicant, Austin Mayes, with Olsson, was available to answer questions. No questions for the applicant.

Chairman Hobbs asked for a motion to approve Final Plat (B.X.P.T. 23.04), Henson Square. Commissioner Nave made a motion to approve with Staff comments, seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Nave, Whisman, Holland, Hobbs
Nays: 0

Motion carried 4-0

Discussion, consideration, and possible vote for approval of Planned Unit Development (B.X.P.U.D.) 24.05; Midland Development.

Vice Chair Mohler returned to the chambers at 7:07 p.m.

Chairman Hobbs continued the meeting with item 3. Mr. Wiedel gave an overview of the project and stated that the applicant was available to answer any related questions.

The applicant, Josh McFarland, confirmed that the proposed project aligns with the submission made in the RFP (request for proposal) to the City. Commissioner Nave asked about the setback and lack of onsite parking. Staff and Mr. McFarland provided clarification. Further discussions took place. Commissioner Holland inquired about the use units allowed within the development and also asked about the exclusion of vape shops, marijuana businesses, and automotive and allied activities. Mr. McFarland did state that a new utility easement would need to be added.

Three local residents and business owners spoke about this item. All of them were in favor of the project but expressed concerns about drainage and parking accessibility. Chairman Hobbs asked Mr. McFarland to address some of the concerns and assured the public that they would be addressing drainage issues in the area.

Chairman Hobbs asked if there was a motion to approve Planned Unit Development (B.X.P.U.D. 24.05), Midland Development. Commissioner Whisman motion to approve with the stipulations to exclude vape shops, Use Units 3, 5, 13, 22A, 23, 25, and 26, all of which are marijuana-related businesses, and Use Unit 17: Automotive and Allied Activities. The motion was seconded by Commissioner Nave. The vote was taken with the following results:

Ayes: Whisman, Nave, Holland, Hobbs, Mohler
Nays: 0

Motion carried: 5-0

Discussion, consideration, and possible vote for approval of Planned Unit Development Major Amendment No. 1 (B.X.P.U.D.) 22.02 MA.01; Spartan Square.

Chairman Hobbs asked to discuss items 4 and 5 together. Mr. Wiedel gave an overview of the project and stated that the applicant was available to answer any related questions.

Discussions were held between staff and the Commission.

Commissioner Nave asked the applicant, Josh McFarland, about the parking off 151st. Mr. McFarland stated that they had determined that parking is valuable for the development.

One resident spoke and inquired about parking and egress.

Chairman Hobbs asked if there was a motion to approve PUD Major Amendment No. 1. Commissioner Nave made a motion to approve with staff comments, seconded by Commissioner Whisman. The vote was taken with the following results:

Ayes: Nave, Whisman, Holland, Hobbs, Mohler
Nays: 0

Motion carried 5-0

Discussion, consideration, and possible vote for approval of Site Plan (B.X.S.P.) 24.12; Spartan Square.

Chairman Hobbs asked if there was a motion to approve Site Plan (B.X.S.P. 24.12). Commissioner Whisman motioned to approve with staff comments, seconded by Vice Chair Mohler. The vote was taken with the following results:

Ayes: Whisman, Mohler, Holland, Nave, Hobbs
Nays: 0

Motion carried 5-0

Discussion, consideration, and possible vote for approval of Planned Unit Development Major Amendment No. 1 (B.X.P.U.D.) 21.07 MA.01; Haikey Creek

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

Applicant Erik Enyart of Tanner Consulting and owner of 151 Bixby, LLC spoke before the Commission and answered questions. A discussion was held.

Commissioner Nave motioned to approve with the following conditions: 100% masonry, 50% of the dwellings be 1550 sq feet and 50% of the dwellings be 1750 sq feet. The motion was seconded by Chairman Hobbs. The vote was taken with the following results:

Ayes: Nave, Hobbs, Whisman, Holland, Mohler
Nays: 0

Motion carried 5-0

Old Business

No old business to discuss.

New Business

The Commissioners discussed the process for Planned Unit Development (PUD) and expressed a desire to meet with the City Council, but no action was taken on the matter.

Mr. Holland stepped out at 8:53 p.m.

An adjournment was called at 8:56 p.m.

Chair or Vice Chair

Secretary