

Planning Commission Meeting Minutes

Bixby Municipal Building
111 N Cabaniss Ave.,
Bixby, OK 74008
October 20, 2025 at 6:00 PM

Call to Order

Chairman Jason Mohler opened the Planning Commission meeting at 6:04 PM.

Roll Call

Secretary Gladys Gill called the roll, and the following were present:

Members Present

Jason Mohler, Chairman
Josh Nave, Vice Chair
Tom Holland, Commissioner
Lance Whisman, Commissioner
Erik Covey, Commissioner

Staff Present

John Hammons, City Attorney
Gladys Gill, Secretary
Steve Oakley, Bixby TIF Consultant
Gwen Plante, BPWA Project Manager

Consent Agenda

Consider and approve the minutes from the Planning Commission Meeting held on September 15, 2025.

Chairman Mohler asked if any members of the Board had questions regarding the Consent Agenda. Chairman Mohler then called for a motion to approve the Consent Agenda. Commissioner Holland moved to approve, and Vice Chair Nave seconded the motion. A roll call vote was conducted with the following results:

Ayes: Holland, Nave, Covey, Mohler
Nays: None
Abstentions: Whisman

The motion carried 4-0-1

Public Hearing

1. Request to recommend approval to the Bixby City Council of Ordinance No. 2535, amending Ordinance No. 2297, providing for modifications to the City of Bixby Tax Increment Financing District No. 1 (“TIF District No. 1”) by: (1) extending the duration of the District from twenty (20) years to twenty-five (25) years; (2) authorizing the Bixby Public Works Authority, or its assigns, to install interior roads, water lines, storm sewer lines, sanitary sewer lines, and related public infrastructure to be reimbursed by the developers; and (3) allowing eligible reimbursement of expenses necessary for the operation of a grocery store, including heating and air systems, cold storage lockers, fire suppression, and related improvements.

Chairman Mohler introduced Item 1 on the agenda for discussion. Steve Oakley, Bixby TIF Consultant, was present to present the item. He outlined the proposed amendments to the existing TIF District No. 1. Mr. Oakley explained that the request includes extending the duration of the district from 20 years to 25 years, along with authorizing public infrastructure improvements to be installed by the Bixby Public Works Authority and reimbursed by the developers. He further noted that the amendments would permit reimbursement of certain expenses necessary for the operation of a grocery store within the district.

No public comments or additional discussion were offered.

Chairman Mohler called for a motion to approve Item 1. Commissioner Nave moved to recommend approval of the item as presented. Commissioner Mohler seconded the motion. A roll call vote was conducted with the following results:

Ayes: Nave, Mohler, Covey, Whisman, Holland

Nays: None

Motion carried 5-0.

2. Request to recommend approval to the Bixby City Council of Ordinance No. 2536, amending the Bixby City Code, Title 11, Zoning Regulations, Chapter 5, Amendments, by revising Section 11-5-2, “Policy on Zoning Map Amendments,” to allow the City Council to consider Comprehensive Plan Land Use Map amendments of any quality at any time.

Chairman Mohler introduced Item 2 for consideration. City Attorney John Hammons provided an overview of the proposed ordinance and explained its intended purpose and effect.

Chairman Mohler opened the floor to public comments. Kevin Meavers, Director of Development Services for the Robson Group, noted that Items 2, 3, and 4 were related and should be considered collectively. He expressed particular concern regarding Item 4, citing the significant impact it could have on the Land Use Element of the Comprehensive Plan. Mr. Meavers also addressed several policy-related issues associated with the proposed amendment.

Chairman Mohler asked staff to clarify how frequently the current code allows major and minor amendments to be considered by the City Council. Gladys Gill responded that, under the existing provisions, major amendments may be presented to the Council on a quarterly basis, while minor amendments may be brought forward at any time. A discussion followed regarding the broader planning implications of the proposed changes.

The board moved on to Items 3 and 4 before coming back to Item 2.

After deliberation, the item was referred back to City staff for further review and consideration.

Due to the lack of a motion, no action was taken, and no vote occurred.

3. Request to recommend approval to the Bixby City Council of Ordinance No. 2537, amending the Bixby City Code, Title 11, Zoning Regulations, Chapter 5, Amendments, by revising Section 11-5-4, "Zoning Map Amendments," to allow the City Council to reconsider a previously denied rezoning application prior to the one-year waiting period.

Chairman Mohler introduced Item 3 for consideration. City Attorney John Hammons provided an overview of the proposed ordinance and explained its intended purpose and effect.

Chairman Mohler opened the floor for public comments. Gary Halstead addressed the Commission and questioned what circumstances would change within a year to justify reconsideration of a case. Mr. Halstead urged the staff and the Commission to consider whether it might be in the community's best interest to deny the request. He stated that he is opposed to the approval of the item.

With no additional comments, Chairman Mohler closed the floor to public comments.

The board moved on to Item 4.

Due to the lack of a motion, no action was taken, and no vote occurred.

4. Request to recommend approval to the Bixby City Council of Resolution No. 2025-25, amending the Comprehensive Plan Future Land Use Map for the City of Bixby, Oklahoma, to change all proposed future residential land use designations to Rural Residential only.

Chairman Mohler introduced Item 4 for consideration. City Attorney John Hammons provided an overview of the proposed ordinance and explained its intended purpose and effect.

Chairman Mohler opened the floor for public comments. Mr. Erik Enyart expressed concern regarding the proposed amendment. Mr. Justin Morgan echoed Mr. Enyart's concerns and emphasized that the Comprehensive Plan serves as a critical guiding document for the City. Mr. Ben Kimbro, speaking on behalf of builders and developers, also voiced concerns regarding the proposed resolution and noted that it could be perceived as discriminatory.

Mr. Gary Halstead requested clarification from the City Manager and City Attorney regarding the purpose and effect of the proposed action. City Manager Joey Wiedel stated that the resolution is intended to help moderate the pace of residential development. Mr. Halstead stated that he is in support of the proposed resolution. Mr. Brian Green addressed the Commission as a developer and expressed opposition to the resolution.

Chairman Mohler closed the public comment period. Vice Chair Nave expressed several concerns regarding the proposed resolution. Commissioner Covey noted for the record that he supports the

resolution. Additional discussion ensued among the Commissioners. Mr. Hammons addressed the Board and recommended that the item be tabled to allow staff additional time for review and reconsideration.

Due to the lack of a motion, no action was taken, and no vote occurred.

5. Discussion, consideration, and possible action on a Specific Use Permit, case number BXSUP-25.02, to permit Use Unit 9, Manufactured Home Dwelling, within the Agriculture (AG) zoning district for an unplatted property located on the north side of East 141st Street, approximately 500 feet east of South Sheridan Road within the City of Bixby, Oklahoma.

Chairman Mohler introduced Item 5 for consideration. Mrs. Gill presented the staff report and provided an overview of the request. Following the presentation, Chairman Mohler asked the applicant if they had any additional comments. Vice Chair Nave inquired whether the proposed dwelling would serve as a permanent residence.

Chairman Mohler then opened the floor for public comments. Mr. Rodney Myers, a nearby resident, expressed appreciation for the clarification provided during the meeting. He stated that although he would prefer a site-built home, he is more comfortable with the proposal knowing that only one mobile dwelling would be allowed on the property.

With no additional individuals wishing to speak, Chairman Mohler closed the public comment period.

Mrs. Gill added a final clarification, noting that the structure would be located approximately one-quarter mile north of 141st Street. Commissioner Holland asked if flood insurance would be required. The applicant stated that since no loan is required, flood insurance is also not required.

Chairman Mohler then called for a motion to approve Item 5. Commissioner Whisman moved to approve, and Commissioner Holland seconded the motion. A roll call vote was conducted with the following results:

Ayes: Whisman, Holland, Covey, Nave, Mohler

Nays: None

The motion carried 5-0

6. Discussion, consideration, and possible action on the first Minor Amendment to Planned Unit Development, case number BXPUD-24.01- MI.01, for Greyhawk, located near the northeast corner of East 131st Street South and South Mingo Road, City of Bixby, Oklahoma.

Chairman Mohler introduced Item 6 for consideration. Mrs. Gill presented the staff report and provided an overview of the request. Following the presentation, Chairman Mohler asked the applicant if they had any additional comments. The applicant stated that they agree with the staff report and had no additional comments.

Vice Chair Nave asked the applicant for clarity on the removal of the pool, but the addition of a water park. The applicant confirmed that, for insurance purposes, eliminating the pool and adding a water

park, such as a splash pad, would make more financial sense. Commissioner Whisman sought clarification on the removal of the berm. The applicant confirmed that the berm would be removed, but trees are still planned to be added or preserved.

With no individuals signed up to speak and no further comments from the Board, Chairman Mohler called for a motion to approve Item 6. Vice Chair Nave moved to approve, and Commissioner Holland seconded the motion. A roll call vote was conducted with the following results:

Ayes: Nave, Holland, Covey, Whisman, Mohler
Nays: None

The motion carried 5-0

7. Discussion, consideration, and possible action for Preliminary Plat, case number BXPT-25.08, submitted for Bixby Plains, a proposed residential development located on the south side of East 161st Street, approximately 660 feet east of South Riverview Drive in the City of Bixby.

Chairman Mohler introduced Item 7 for consideration. Mrs. Gill presented the staff report and provided an overview of the request. Following the presentation, Chairman Mohler asked Erik Enyart, from Tanner Consulting, if he had any additional comments. Mr. Enyart stated that he agreed with the staff report and had no further remarks. Commissioner Covey requested clarification regarding the number of homes proposed. Mrs. Gill then asked the applicant whether the development would be constructed in phases, and Mr. Enyart confirmed that it would.

With no individuals signed up to speak and no further comments from the Board, Chairman Mohler called for a motion to approve Item 7. Commissioner Whisman moved to approve with staff comments, and Chairman Mohler seconded the motion. A roll call vote was conducted with the following results:

Ayes: Whisman, Mohler, Holland, Nave
Nays: Covey

The motion carried 4-1

8. Discussion, consideration, and possible action for Preliminary Plat, case number BXPT-19.15 Phase I, Blocks 1-6, submitted for Prescott Hill, a proposed residential development located a quarter mile south of East 151st Street and East Yale Avenue, City of Bixby, Oklahoma.

Chairman Mohler introduced Item 8 for consideration. Mrs. Gill informed the Commission that Items 8 and 9 would be tabled to allow additional time for staff review and would return for consideration on November 17, 2025.

No action was taken, and no vote occurred.

9. Discussion, consideration, and possible action for Preliminary Plat, case number BXPT-19.14, submitted for Yale Village of Bixby, a proposed commercial development located near the 8500-block of East 151st Street, City of Bixby, Oklahoma.

Item 9 was tabled.

No action was taken, and no vote occurred.

New Business

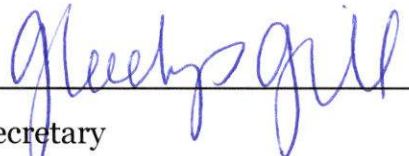
No new business to discuss.

Adjournment

Adjournment called at 6:54 PM.



Chairman or Vice Chair



Secretary