

MINUTES ~ SPECIAL MEETING
PLANNING COMMISSION

116 WEST NEEDLES, BIXBY, OKLAHOMA

JANUARY 9, 2017

5:00 PM

CALL TO ORDER: 5:10 PM, Lance Whisman, Chair

ROLL CALL:

PLANNING COMMISSION (PC):

Members Present: Tom Holland

Steve Sutton (Vice Chair)

Jerod Hicks

Members Absent: Larry Whiteley

Lance Whisman (Chairman)

OTHERS ATTENDING:

See attached Sign-In Sheets

CONSENT AGENDA: Steve Sutton, Vice Chair

1. Approval of Minutes for the Planning Commission Meeting: December 19, 2016

Meeting Minutes were not prepared or submitted

MOTION TO CONTINUE TO FEBRUARY 21, 2017 AGENDA: Tom Holland

SECOND: Jerod Hicks

ROLL CALL:

MOTION PASSED: 4:0:0

PUBLIC HEARINGS

2. **ZONING REQUEST FOR PUDEWA;** Applicant, Seth Barreras, on behalf of Pudewa Holdings, LLC

BXZO-16.11 PUDEWA

Public hearing and recommendation on the approval of one (1) ZONING request, *BXZO-16.11 PUDEWA*, 4.35 Acres; the zoning request proposes to change the parcel from AG (Agriculture) to CG (Commercial General) for the purpose of an Office Use, located in part of Section 6, T17N, R14E; the property is located north of 131st and west of Garnett Road, Bixby, Oklahoma

STAFF REPORT: Marcae' Hilton, City Planner

REQUEST: PROPOSED USE/DETAILS: The applicant requests this zoning change; PUDEWA HOLDINGS, LLC is on contract to purchase the property pending the zoning approval and plans to use the existing facility as a publishing company for Christian literature.

Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: mhilton@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

PREVIOUS/RELATED CASES: BBOA 50, Tom Mallory, Special Exception for Church Use

PUBLIC INPUT: (1) City Staff received a call from a neighbor who also attends the church; the caller asked about the zoning request, she made no comment. Staff also heard from a neighbor with a preference for the building and property to in harmony with the current surrounding land uses.

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: AG-Single-family residence, undeveloped agriculture

West: AG-Single-family residence, undeveloped agriculture

South: AG- Single-family residence, Special Needs Trust, undeveloped agriculture

East: Broken Arrow, Willow Springs West, Single-family residential, AG, undeveloped

COMPREHENSIVE PLAN:

Land Use Intensities: Rural

Land Use: Vacant, Agricultural, Rural Residences, and Open Land

Urban Design Elements: Bixby Fence Line

Public Facilities: N/A



Staff believes the proposed Zoning request meets the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974: 11-71-2:

STAFF RECOMMENDATION: Staff recommends conditional Approval of BXZO-16.11 PUDEWA with the following comments (not a complete list):

1. The property will require platting if/when there is any expansion of the building foot print, platting will include necessary dedication of easements and Right-of-way
2. If there is a change of use, from Office a Zoning Clearance Permit is required to be filed with the City for review

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Five residents submitted Public Hearing Requests: see attached information		
Martin Eady	opposed	do not wish to speak
John A Bornefeld	no response	do not wish to speak
Donna Walker	opposed	wish to speak in opposition
Dwight Hyams	in favor	wish to speak in favor
Carol Bornefeld	opposed	do not wish to speak
1 in favor, 4 opposed		

There was much dialog regarding the potential for future commercial development. The neighbors prefer the rural, agriculture activity and feel. In the end most seemed content with a downgrade in zoning and the conditions that were agreed upon by the applicant, staff and neighbors. See excerpt from approval letter below:

The Zoning request for BXZO-16.11 PUDEWA was approved with conditions by the Planning Commission in a specially scheduled meeting, held January 9, 2017. The item was heard again on January 9, 2017 and was approved at the regularly scheduled City Council meeting.

CONDITIONS OF APPROVAL:

AG (Agriculture) to OL (Office Light)

No Specials Exceptions for OL are allowed with this zoning change.

No Mini-Storage is allowed with this zoning classification.

Use Unit 11 is the only use allowed.

Building Footprint:

3. The property will require platting if/when there is any expansion of the building foot print
4. Platting will include necessary dedication of easements and Right-of-way
5. Platting will require notification of public within 300 foot radius
6. If there is a request for change of use, from the Office (OL) a Zoning Clearance Permit is required to be filed with the City for review and public notification within 300 foot radius

Signage:

1. Face or copy change is allowed
2. The existing Monument sign will maintain the same square footage, but can change materials

MOTION: Motion to approve with conditions listed above

SECOND: Motion was seconded

ROLL CALL:

MOTION PASSED: 3:0:0

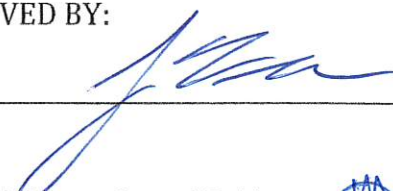
OTHER BUSINESS

ADJOURNMENT

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APPROVED BY:

Chair


Marcae' Hilton, Jason Mohler
City Planner/Recording Secretary 

Date

3-20-17

**FINAL AS APPROVED BY PLANNING
COMMISSION MARCH 20, 2017**

Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: mhilton@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 1/9/2017

Name: Martin Eady Day Time Phone: _____
Night Time Phone: _____ E-mail Address: _____
Address: 11317 E. 128th Pl. S. City: Broken Arrow Zip: OK

- ☒ **Agenda Item Number** only Item on the Agenda
- ☐ I wish to speak **IN FAVOR** of this item.
- ☐ I wish to speak **IN OPPOSITION** to this item.
- ☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

rezoning north of 131st west of Garnett Road

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 9 Jan 2017

Name: John A. Bornefeld Day Time Phone: 918-261-9537
Night Time Phone: _____ E-mail Address: jab9679@gmail.com
Address: 1224 E 126th St S. City: BA Zip: 74011-5430

- ☐ Agenda Item Number Hakey Park Church
- ☐ I wish to speak **IN FAVOR** of this item.
- ☐ I wish to speak **IN OPPOSITION** to this item.
- ☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

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CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Donna Walker Day Time Phone: _____
Night Time Phone: 918 2843035 E-mail Address: donnaandgarywalker@gmail.com
Address: 11817 East 128 St. So. City: BA Zip: 74011

☐ Agenda Item Number 1

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

Would like to see the current zoning stay as is.

Supporting Materials:

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CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: _____

Name: Dwight Hyams Day Time Phone: 918-455-1133
Night Time Phone: 918-455-1133 E-mail Address: dhyams@cox.net
Address: 12935 S. 189th East Ave. City: Broken Arrow Zip: 74011

☐ Agenda Item Number 1

☒ I wish to speak **IN FAVOR** of this item.

☐ I wish to speak **IN OPPOSITION** to this item.

☐ I do not wish to speak: however, please record my ☐ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion:

Supporting Materials:

RETURN THIS FORM TO THE CITY PLANNER PRIOR TO THE BEGINNING OF THE MEETING

CITY OF BIXBY PLANNING COMMISSION



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 1-9-17

Name: Carol Bornefeld Day Time Phone: 918-369-3731
Night Time Phone: _____ E-mail Address: cbornefeld@cox.net
Address: 12818 S. 114th E. Ave City: BA Zip: 74011

☒ Agenda Item Number Hailey ^{Park} Creek Church

☐ I wish to speak **IN FAVOR** of this item.

☒ I wish to speak **IN OPPOSITION** to this item.

☒ I do not wish to speak: however, please record my ☐ **SUPPORT** ☒ **OPPOSITION**

Topic of Discussion:

ReZoning of Hailey Creek Church

Supporting Materials:

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