

BIXBY PLANNING COMMISSION

MEETING MINUTES OF REGULARLY SCHEDULED MEETING

CITY HALL, COUNCIL CHAMBERS ~ 116 WEST NEEDLES, BIXBY, OKLAHOMA

TUESDAY, JANUARY 16, 2018 ~ 6:00 PM

CALL TO ORDER TIME: 6:04 pm

ROLL CALL

Planning Commission Members	HERE	ABSENT
Chris Cloyde	H	
Tom Holland	H	
Joshua Nave	H	
Lance Whisman (CHAIR)	H	
Other staff present: Tammy Ewing-City Attorney, Jason Mohler-Development Services Director, Marcae' Hilton-City Planner		

CONSENT AGENDA

(LANCE) "MARCAE' CAN YOU PLEASE PRESENT THE CONSENT AGENDA?"

Marcae' presentation of the consent agenda

1. Approval of Minutes: Regularly Scheduled Planning Commission Meeting ~ December 18, 2017.

1. CONSENT MOTION: Tom Holland		SECOND: Chris Cloyde
MOTION/NOTES: NO COMMENTS		
Planning Commission Members 4-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	

PLATS

2. **Lance Whisman, Chairman-PRELIMINARY PLAT** this item was tabled at the December 18, 2017 Planning Commission meeting

BIXBY CAPELLA STORAGE:

Applicant, JR Donelson

Discussion and recommendation of the Preliminary Plat *Bixby Capella Storage*, zoning CS (Commercial Shopping), 1.59 Acres, 1 Lot, 1 Block, on an undeveloped lot, Section 02, T17N, R13E

Property Located: ¼ mile west of Memorial and south of 121st Street

2. PRELIM PLAT MOTION: Chris Cloyde		SECOND: Josh Nave
MOTION/NOTES: -“APPROVE PRELIMINARY PLAT ON THE CONDITION, SECTION 2 OR ANY OTHER PUD LANGUAGE BE STRICKEN, AS WELL AS, PUD NAME (BXPUD-17.13 CAPELLA) BE STRICKEN ON THE FACE OF THE PLAT. See details below.		
Planning Commission Members 4-0-0	Yes	No
Chris Cloyde	Y	
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	

NO. 2 PRELIMINARY PLAT: PRESENTATION FROM STAFF~Marcae’ Hilton, City Planner

(MARCAE) THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS

This item was heard at the December 18, 2017 Planning Commission meeting along with the companion PUD (BXPUD17.03 CAPELLA). Planning Commission voted to deny the PUD, the applicant Mr. JR Donelson asked to continue the Plat hearing to the next Planning Commission meeting. Marcae’ handed out a copy of the Plat checklist used by staff and meeting the Code requirements. When staff says the Plat meets the requirements of the land use guide and regulations. Staff has reviewed the plat against this checklist. Originally brought to PC with a PUD, however the Plat can move along separately. Staff has a list of comments:

1. Confirm ownership listed on Plat-does not match Tulsa County records
2. Provide mutual access on east and west
3. If Plat is approved and moves forward but the PUD does not, the Language in Section 2 should be stricken, it would not be relevant

REQUEST: The applicant request a recommendation of approval of the Preliminary Plat

EXISTING ZONING: CS (Commercial Shopping)

LOCATION: South of 121st Street and west of Memorial Drive

STR: Section 2, T17N, R13E

LOT SIZE: One (1) Lot, One (1) Block

EXISTING USE: Undeveloped

PUBLIC INPUT: NONE

PROPOSED USE: The applicant has submitted a Preliminary Plat for review

TAC Comments (12.6.17): No TAC comments

FIRE MARSHALL COMMENTS: TO BE DETERMINED

ENGINEERING COMMENTS: TO BE DETERMINED

ZONING/OTHER: PC DENIED PUD APPLICATION 12.18.17-APPLICANT APPEALED TO CITY COUNCIL SHOULD BE ON 1.22.18 CC AGENDA, NEW PUD BXPUD-17.13:CS (COMMERCIAL SHOPPING)

CORRIDOR APPEARANCE: NO

COMP PLAN: CORRIDOR-TRIGGERS ORDINANCE NO. 2136 PREFERENCE FOR RETAIL

OWNER: Capella Development, LLC, 6836 Bee Caves Rd. Ste 330, Austin, TX 78746

512-657-0041 <http://www.capellatx.com>

ENTRANCE: NORTH (121st)

FAÇADE: MASONRY OR MASONRY PRODUCTS

SURROUNDING ZONING AND LAND USE:

North: CS (Commercial Shopping), Village of Sereno CS: BXPUD-17.04, St. John

South: CS (Commercial Shopping), undeveloped

East: CS (Commercial Shopping), undeveloped

West: CG (Commercial General) PUD 76 Scenic Village Park

PLAT CHECKLIST COMMENTS

____PLANNING COMMENTS-PRELIMINARY/FINAL PLAT:

1. Confirm name of owner, Tulsa Co records shows different ownership
2. Add Addresses to Final Plat (per approval of City of Bixby)
3. Coordinate drive isle with St. John
4. Sidewalks are required along Memorial
5. Make property boundary line darker
6. Final plat could use a larger scale
7. 121 is a Primary Arterial-confirm ROW
8. Provide mutual access on to the west and east

____TAC **COMMENTS-PRELIMINARY/FINAL** **PLAT:**

REPRESENTATIVES: None

9. To be determined

____FIRE MARSHAL COMMENTS: (NOT COMPLETE LIST)

10. Fire Department access roads shall be capable of supporting an imposed load of 75,000 pounds and impervious to all weather conditions. Shall be in place prior to combustibles being on site. IFC 503, Appendix D.

11. The grade for fire department access roads shall not exceed 8 percent. IFC D103.2

12. Fire Protection Water Supplies IFC 507

13. All water mains and hydrants shall be installed per City of Bixby standards and operate as soon as combustible materials arrive on construction site. IFC 1412.1

14. Brand- Centurion, AVK, Mueller in Chrome Yellow

15. Fire hydrants to be spaced no further than 300 feet apart. Fire line shall be looped.

16. Fire hydrants shall be installed at finish grade, steamer connection to face parking lot or access road for fire apparatus hook-up. Fire lanes may be required to ensure hydrants are un-obstructed.

17. Fire department connection and fire hydrants shall be visible from the roadway and a minimum of 3 foot clearance.

____ENGINEERING COMMENTS: (NOT COMPLETE LIST)

PRELIMINARY/FINAL PLAT

General Comments:

18. Engineering plans, drainage report and checklist should be submitted for review along with the Final Plat.

19. Engineering design of waterlines, sanitary sewer, drainage and streets shall be completed in accordance with the City of Bixby Engineering Design Criteria Manual and Standard Specifications.

20. Include Site-triangle at intersections.

21. CONFIRM: 12-10-2: DETENTION AND DRAINAGE FACILITY REQUIREMENTS

22. CONFIRM: OWNERSHIP, MAINTENANCE AND ACCEPTANCE:

1. Detention facilities which shall be permanently maintained by the subdivider; or the subdivider shall vest the ownership and maintenance of the detention facilities in the owners of the lots of the subdivision in shares proportional to respective lot areas.

2. Detention facilities may be dedicated to and be maintained by the public, if approved and accepted by ordinance by the city council.

3. In determining whether to accept the dedication of detention facilities, the city council shall consider the size of such facility, suitability for multiple uses, design, pertinence, location, availability of adequate means of ingress and egress, and public welfare.

4. Such facilities shall not be accepted by the city council without certification from the city engineer that the facility meets minimum design criteria established by the storm water design criteria and engineering design standards. (Ord. 854, 9-9-2002)

(LANC) IS ANYONE HERE TO SPEAK ON THIS ITEM? NO PUBLIC COMMENT

(LANC) THE PUBLIC HEARING PORTION IS CLOSED.

(LANC) ARE THERE ANY COMMENTS FROM PC?

LANC WHISMAN, CHAIR: Clarification, if approved and moved forward but PUD was denied strike PUD comments, does that mean the it does not get built?

MARCAE' HILTON, PLANNER: Page (1) One would not be affected moving forward, however, page (2) two contains restrictive language which should not stay in the Plat if the PUD is not approved.

JR DONELSON, APPLICANT: the applicant would like to move forward, platting is necessary for a building permit. Ownership is Tom Wenrick and his name will remain on plat, unless sold. Asking PC approve preliminary plat.

CHRIS CLOYDE, PC MEMBER: in the covenants of the Plat, do the Use Units include mini-storage (16)? YES Chris-I don't want to approve language which shows PUD language, why even start if the language

TOM HOLLAND, PC MEMBER: We usually see the project then the Plat, (that is common but not required Marcae'). This project has Capella as the name.

MARCAE': the second page will change if the PUD is not approved, but the technical part will not change. Section of the Deed of Dedication would change.

JR: the name would change on final plat, which commonly happens.

JOSH NAVE, PC MEMBER: as far as page 1, lot one, block one, all of that is standard stuff and would not change.

JASON MOHLER, CITY ENGINEER: One Lot One, Block One is pretty basic platting.

JR: configuration would not change for Lot One, Block One

TOM HOLLAND, PC: I font like approving something that is incomplete. I don't like getting the cart before the horse....conversation continued. Was Preliminary Plat required with PUD? NO-Marcae' I don't like the language of the PUD being approved in the Plat.

JOSH NAVE, PC: If we approve this having denied the PUD does that show inconsistency?

TAMMY, CITY ATTORNEY: No, the name of the corporate entity is not relevant.

CHRIS CLOYDE, PC: MOTION-"ACCEPT PRELIMINARY PLAT ON THE CONDITION, SECTION 2 OR ANY OTHER PUD LANGUAGE BE STRICKEN, AS WELL AS, PUD NAME (BXPUD-17.13 CAPELLA) BE STRICKEN ON THE FACE OF THE PLAT.

JR DONELSON, APPLICANT: Could staff add case number?

LANCE, PC CHAIR: DO WE HAVE A MOTION?

PUBLIC HEARINGS

- 3. PUD BXPUD-17.14 (MAJOR AMENDMENT TO PUD 63):** this item is continued from the December 18, 2017 Planning Commission Applicant, Centennial American Properties, LLC Discussion and recommendation of a Major Amendment to PUD 63 for self-contained, climate controlled storage, Use Unit 16, on a vacant lot within Lot 1, Block 2, 101 South Memorial Plaza a Re-plat of part of 101 South Memorial Center, Zoning: PUD 63:CS Commercial Shopping, in Section 25, T18N, R13E
Property Located: 10245 S 82 Ave. E, south of 101st Street and east of Memorial Drive in Bixby, OK

3. PUD MOTION: Josh Nave		SECOND: Chris Cloyde
MOTION/NOTES: Approve per staff comments/see details below		
Planning Commission Members 3-1-0	Yes	No
Chris Cloyde	Y	
Tom Holland		N
Joshua Nave	Y	
Lance Whisman	Y	

NO. 3. PUD: PRESENTATION FROM STAFF~Marcae' Hilton, City Planner

(MARCAE) This item is continued from the December 18, 2017 Planning Commission, THE APPLICANT IS PRESENT AND IS IN AGREEMENT WITH STAFF COMMENTS.

REQUEST: RECOMMENDATION FOR APPROVAL OF AN AMENDMENT TO PUD 63 (Supplemental Zoning), PLANNED UNIT DEVELOPMENT DISTRICT OF THE CITY OF BIXBY, OKLAHOMA

EXISTING ZONING: PUD 63:CS (Commercial Shopping)

LOCATION: 10245 S 82 Ave. E, south of 101st Street and east of Memorial Drive in Bixby, OK

STR: Section 25, T18N, R13E

LOT: Lot One (1), Block Two (2)

EXISTING USE: Undeveloped

PUBLIC INPUT: One email inquiry: Stuart E. Van De Wiele, Shareholder www.hallestill.com

PROPOSED USE: The project is a three story, climate controlled, mixed-use self-storage with a 14,961 SF dedicated retail (spec building)

TAC Comments (12.6.17): No TAC comments

PUD/DEVELOPMENT INFORMATION: (not complete list).

- **LOCATION:** 102nd and Memorial, Bixby
 - North of Aldi
 - West/North of Star world
 - South of Andy's, Holiday Inn
- **ZONING/OTHER: PUD 63 AMEND.**
 - MAJOR AMENDMENT TO PUD 63:CS (COMMERCIAL SHOPPING)
 - 1.81 ACRES
 - 3 STORY MIXED USE
 - 96,899 SQ FT CLIMATE CONTROLLED
 - 600 UNITS
 - 14,961 SF RETAIL SPACE, FIRST FLOOR
 - CORRIDOR APPEARANCE: YES
 - COMP PLAN: MED, COMMERCIAL
- **TYPE OF BUSINESS:**
 - 96,899 SF Climate Controlled Self-storage
 - 14,961 SF Retail
- **OWNER:**
 - Centennial American Properties
 - PO BOX 10588
 - Greenville, SC 29603
 - 864-271-3894
 - <http://www.capllc.com>
- **ENTRANCE:** WEST (83rd E Ave.)
- **FAÇADE:** FULL MASONRY PRODUCT
- **COMP PLAN:** CORRIDOR-TRIGGERS ORDINANCE NO. 2136 PREFERENCE FOR RETAIL

PUD AMENDMENT REQUEST: CHANGES ON (PAGE 4) OF ORIGINAL APPROVED PUD 63

C. DEVELOPMENT AREA C (RESTAURANT-RETAIL USE) Lot1, Block 2

LAND AREA:

Gross:	3.40 acres	148,110 square feet
Net:	3.29 acres	143,368 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted in accordance with the following Use Units of the City of Bixby Zoning Code: Use Unit 12 (Eating Places other than Drive-Ins); Use Unit 13 (Convenience Goods and Services); Use Unit 14 (Shopping Goods and Services); Use Unit 18 (Drive-In Restaurants); and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code. Use Units 15, ~~16~~ and 17 will not be allowed.

MINIMUM FRONTAGE (per lot) 100 feet

MAXIMUM BUILDING FLOOR AREA :RATIO 0.602

MAXIMUM BUILDING HEIGHT:

One Story

(One story height may vary depending on type of finish.)

MINIMUM BUILDING SETBACKS

Pursuant to Section 11-7D-4 of the City of Bixby Zoning Code:

From the west boundary	25.0 feet
From the south boundary	17.5 feet
From the north boundary	25.0 feet
From the east boundary	20.0 feet

C. DEVELOPMENT AREA C (C-1, C-2)

C-1 (RESTAURANT-RETAIL USE) Lot 1, Block 2

LAND AREA:

Gross: 1.05 acres 45,738 square feet

Net: 1.05 acres 45,738 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted in accordance with the following Use Units of the City of Bixby Zoning Code: Use Unit 12 (Eating Places other than Drive-Ins); Use Unit 13 (Convenience Goods and Services); Use Unit 14 (Shopping Goods and Services); Use Unit 18 (Drive-In Restaurants); and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code. Use Units 15, 16 and 17 will not be allowed.

MINIMUM FRONTAGE (per lot): 100 Feet

MAXIMUM BUILDING FLOOR AREA: RATIO 0.602

MAXIMUM BUILDING HEIGHT: Three Story

(Story height may vary depending on type of finish.)

MINIMUM BUILDING SETBACKS

Pursuant PLAT NO. 6355 101ST SOUTH MEMORIAL PLAZA:

From the west boundary 25.0 feet

From the south boundary 17.5 feet

From the north boundary 25.0 feet

From the east boundary 0.0 feet

LAND AREA:

Net: 1.89 acres 82,328.40 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted in accordance with the following Use Units of the City of Bixby Zoning Code: Use Unit 12 (Eating Places other than Drive-Ins); Use Unit 13 (Convenience Goods and Services); Use Unit 14 (Shopping Goods and Services); Use 16 (Self-Contained Climate Control Self-Storage); Use Unit 18 (Drive-In Restaurants); and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code. Use Units 15 and 17 will not be allowed.

MINIMUM FRONTAGE (per lot): 100 Feet

MAXIMUM BUILDING FLOOR AREA: RATIO 0.602

MAXIMUM BUILDING HEIGHT: Three Story

(Story height may vary depending on type of finish.)

MINIMUM BUILDING SETBACKS

Pursuant PLAT NO. 6355 101ST SOUTH MEMORIAL PLAZA:

From the west boundary 0.0 feet

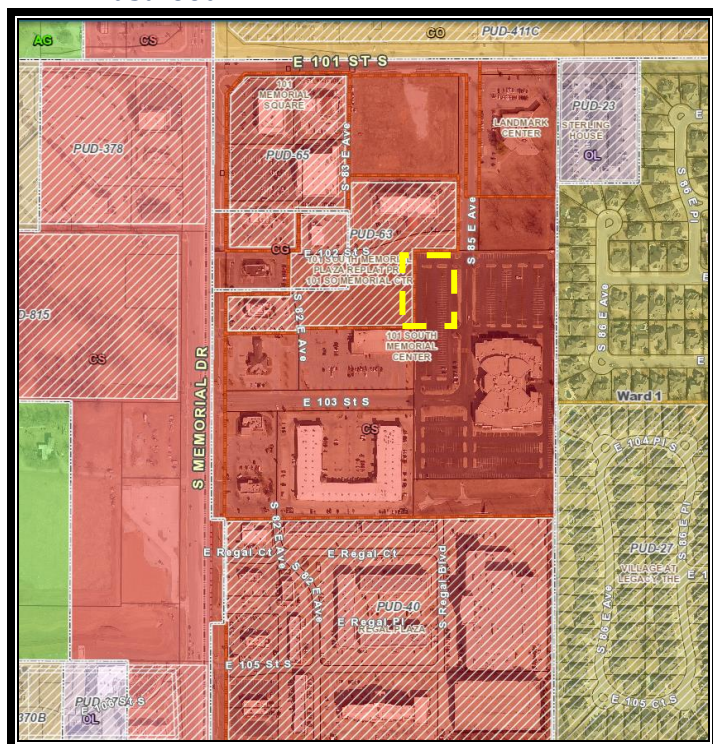
From the south boundary 17.5 feet

From the north boundary 25.0 feet

From the north boundary	20.0 feet
From the east boundary	20.0 feet

SURROUNDING ZONING AND LAND USE:

- North: PUD 63: CS (Commercial Shopping), Holiday Inn, Andy's
- South: CS (Commercial Shopping), ALDI
- East: CS (Commercial Shopping), Star World
- West: CS (Commercial Shopping), vacant & CG (Commercial General)
fast food

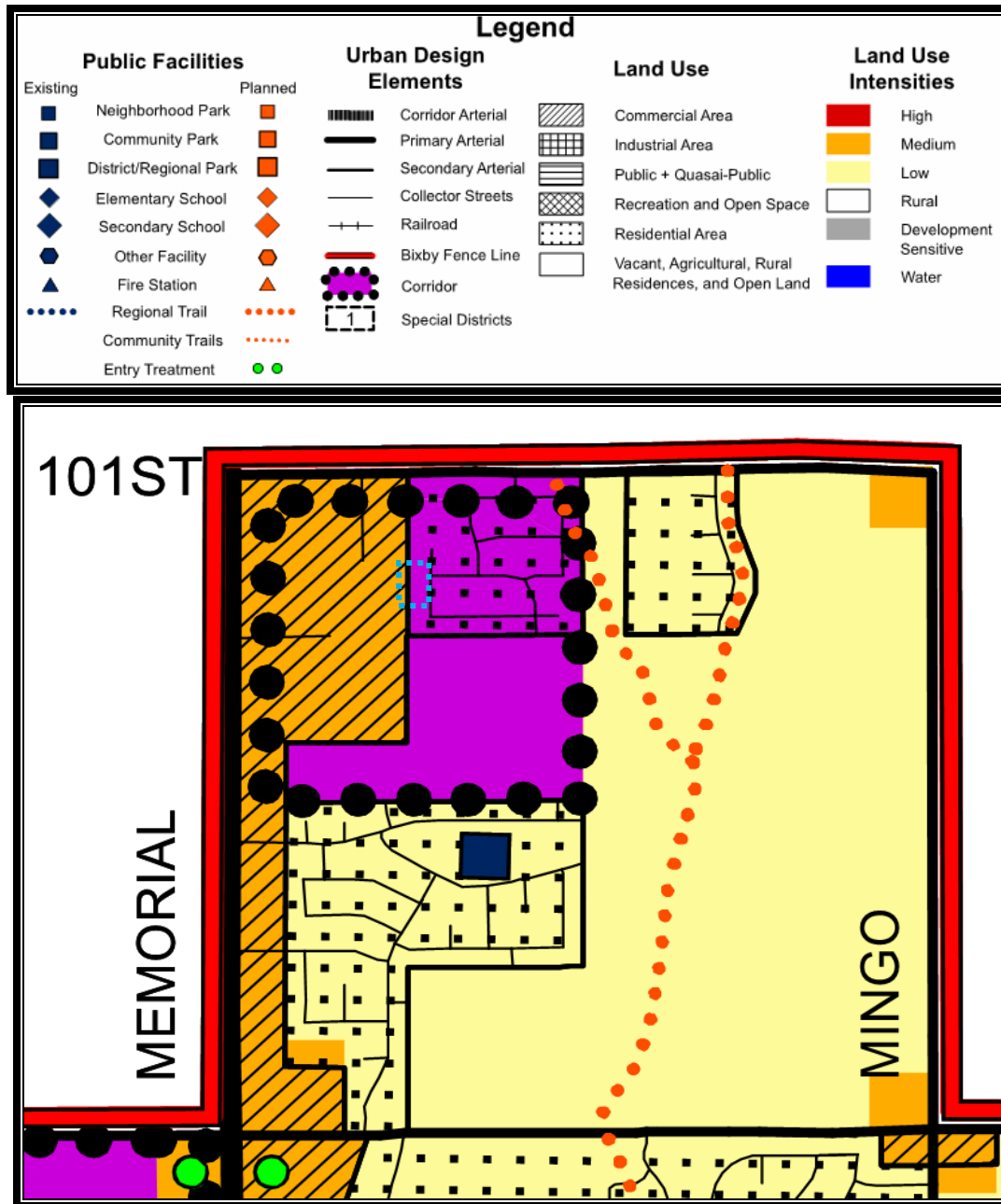


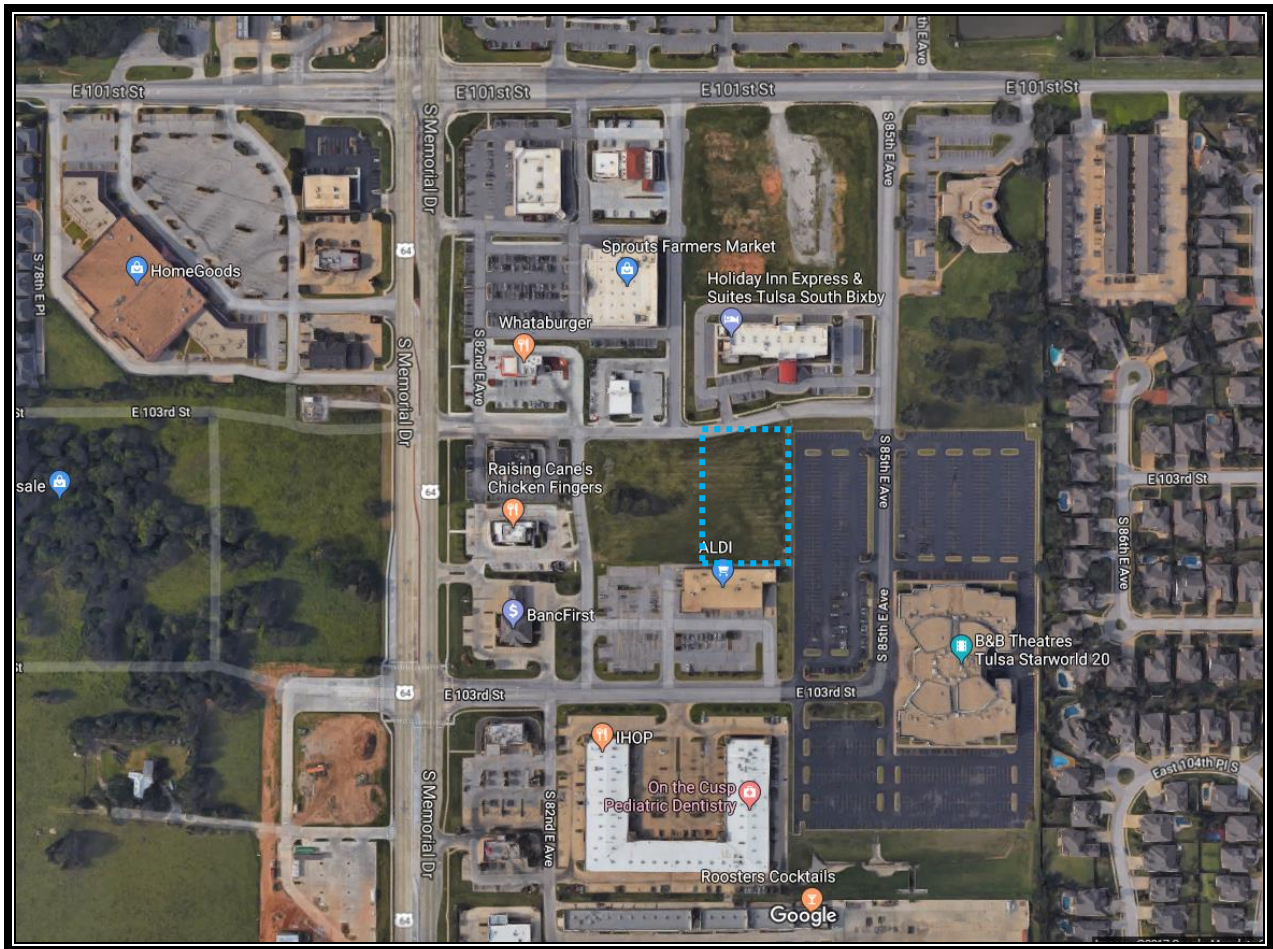
COMPREHENSIVE PLAN:

Land Use Intensities: Medium

Land Use: Commercial Area

Urban Design Elements: CORRIDOR, PRIMARY ARTERIAL, NEAR PLANNED REGIONAL TRAIL





ATTACHMENTS: **REVISED** PUD documents
 EMAILS FROM SURROUNDING PROPERTY OWNERS

PLANNING COMMISSION SHOULD CONSIDER:

1. *Does the proposed PUD amendment meet the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974: 11-71-2:*

PURPOSES OF A PUD: The purposes of the planned unit development are to:

- A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- B. Permit flexibility within the development to best utilize the unique physical features of the particular site;
- C. Provide and preserve meaningful open space;
- D. Achieve a continuity of function and design within the development;

2. *How does the proposed project meet the intent of Ordinance 2136?*

“Due to the critical need for retail development to support capital improvements an municipal services, within areas designated “Corridor” and “Commercial Area” or “Vacant, Agricultural, Rural Residences, and Open Land” on the Land Use Map, it is City policy to (1) prefer retail development over all other land use types where appropriate in context and (2) prefer that a Planned Unit Development (PUD) application be processed along with any application for rezoning to commercial.”

3. *What action does the Planning Commission want to take?*

11-5-4: ZONING MAP AMENDMENTS:

D. Planning Commission Action On Zoning Map Amendments:

1. After notice and public hearing, the planning commission shall vote to:

a. Recommend to the city council that the application be approved:

As submitted

As amended

Approved subject to modification; or

b. Recommend to the city council that the application be denied.

2. An application recommended for approval, or approval subject to modification, shall be transmitted, with the report and recommendation of the planning commission, to the city council within fifteen (15) days from the date of the planning commission action.

3. An application recommended for denial, shall not be considered further unless the applicant, within fifteen (15) days from the date of the planning commission action, files a written request with the city clerk for a hearing by the city council. The request for hearing shall be accompanied by the payment of a fee in such amount as established by resolution of the city council. Upon notice of such request, the planning commission shall forthwith transmit the application and its report and recommendations to the city council.

4. In the event the planning commission arrives at a tie vote, the application shall be transmitted with a report and notation of the tie vote to the city council within fifteen (15) days from the date of the planning commission action. (Ord. 272, 4-2-1974; amd. 2006 Code)

STAFF COMMENTS:

4. Correct the GROSS AND NET CALCULATIONS

✓ Provide a letter from owner showing first right of refusal for vacant parcel to the west. (NOT IN PACKET)

5. Parking will be required for a retail tenant, provide plan for parking

6. Lot split will be required including all necessary easements

7. Full site plan approval by City Council will be required with Lot Split Application

(MARCAE) IF APPROVED THIS ITEM WILL GO TO CITY COUNCIL ON JANUARY 22, 2018

Mr. Stuart VanDeWile, followed up with an email, he corresponded with the applicant, there are a couple of outstanding issues. One Question to be resolved is a request for an exterior elevation: the south and east elevation should be similar to North and West. Secondly, what are the exterior materials. Council had The applicant has a contract for first right of refusal, if and when the retail develops.

BRODY GLEN, CENTENNIAL AMERICAN PROPERTIES: We have a contract on the property and are negotiating

- We plan to try and lease during building upfit, 8 months to completion
- 2 stories require PUD language to require amendment, limited access

(LANCE) IS ANYONE HERE TO SPEAK ON THIS ITEM? PUBLIC COMMENT

- Jack Wright, owner-4 acres-marketed number of years, will not get restaurant, we believe this is a good project.

- Stuart VanDeWile, attorney for Warren Clinic, St. Francis-Client has no preference for use, asks for NO standing seam exterior, require conceptual elevations to PUD.

(LANCE) THE PUBLIC HEARING PORTION IS CLOSED.

(LANCE) ARE THERE ANY COMMENTS FROM PC?

- JOSH NAVE: I hate to deny them on parking when they are adding the 14, 000 sq ft of retail space, they are adding it for the City of Bixby
- CHRIS CLOYDE: I am ok with moving forward there is additional parking in the area, if all of this fills out like we are hoping, I personally can defend the project, we may end up with excess parking.

LANCE WHISMAN: I do think this is a specific piece of property last, middle back part of property, I think this is a good fit for the last part of this development.

DO WE HAVE A MOTION?

- JOSH NAVE: Based on staff recommendation and Tammy's comments, I would move to approve per staff comments. They will bring to City Council with all 4 elevations, and definition of Climate self storage.
- CHRIS CLOYDE: SECOND

NEW BUSINESS (added during meeting)

TOM HOLLAND, PLANNING COMMISSION (PC): I have thought about these projects, would like to read this for the record: Given the fact the City is updating our Comprehensive Plan and not only is this process very costly and needed to provide guidance for economic and orderly growth. The plan will provide the City with various corridor districts, boundaries, zonings and suggestions for overall land use. Given that the City of Bixby has very limited amounts of developable property or land remaining in certain corridor districts, it is with this in mind that I make a recommendation to the City Council. That they research possible additional means to restrict certain land use units of the Bixby zoning codes and ordinances in corridor zones and those lands in proximity to those corridors. At least until such time the Comprehensive Plan is completed.

TAMMY EWING, CITY ATTORNEY, Tom you can make a formal personal request to City Council.

TOM HOLLAND, PLANNING COMMISSION: or I can make a motion?

TAMMY EWING, CITY ATTORNEY, or you can put on the agenda for next time a resolution, where you are requesting the Planning Commission consider adopting a resolution to that effect. At this point, before they can act on it; it needs to be on the Planning Commission agenda before they can act on your statement. Or it can be a personal email from you as a Planning Commissioner.

MARCAE: There is no Planning Commission meeting for February.

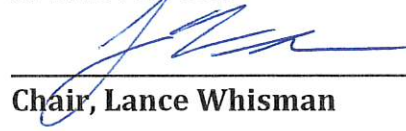
TOM: I would like to get this to City Council for their review as soon as possible. I would like to have it as a matter or record from this meeting.

TAMMY: That would have to be an action from the entire commission. You could ask a council member to place it on their agenda. It cannot come to Council without a resolution from PC. It can come from you to council.

Dialog continued.....TOM ask Council to review the process of the zoning code and ordinances,...

ADJOURNMENT TIME: 7:54 PM

APPROVED BY:



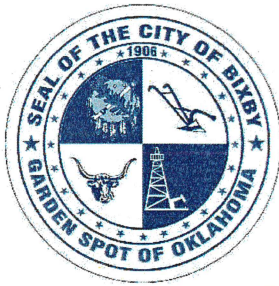
Chair, Lance Whisman

3/19/18

Date

Marcae' Hilton, Jason Mohler

City Planner or Recording Secretary



Planning Commission Public Hearing Request

(Please submit one form for each agenda item)

Date of Meeting: 1-16-18

Name: JACK Wright

EMAIL OR PHONE: 918-261-0909

Address: 4990 E 113th

City: Tulsa

Zip: 74137

☐ Agenda Item Number 3

☒ 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: 1/16/18

Name: Stuart VanDeWick

EMAIL OR PHONE: svandewick@hallettill.com

Address: 320 S. Boston, #200 City: Tulsa Zip: 74103

B

☒ Agenda Item Number 3

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