

BIXBY PLANNING COMMISSION MINUTES

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

Monday | May 18, 2020 | 6:00 PM

Planning Commission members may attend meeting by teleconference.

CALL TO ORDER 6:03 PM

ROLL CALL

Planning Commission Members	HERE	ABSENT
Open Seat (VICE CHAIR)		A
Tom Holland	H	
Joshua Nave (CHAIR)	H	
Lance Whisman	H	
JR Donelson	H	
Other staff present Jason Mohler, Dev. Serv. Director		

CONSENT AGENDA

- 1. APPROVAL OF MINUTES** | Regular Scheduled Planning Commission Mtg. | April 20, 2020
- 2. CONDITIONAL FINAL PLAT OF PINE VALLEY ADDITION BLOCKS 12-13 (BXPT-18.05)**
Applicant, Tanner Consulting
Discussion and review of the revision of a Final Plat *Pine Valley Addition blocks 12-13*, 31.744 Acres, Forty (40) Lots, Two (2) Blocks, with One (1) Reserve Area, an undeveloped parcel for the purpose of residential development, in Section Sixteen (16), Township Seventeen (17) North, and Range Thirteen (13) East
General Location: south and east of the Southeast Corner of 141st Street South and Harvard Ave.

(CHAIR) WE WILL HAVE THE CONSENT AGENDA-READING OF TITLES BY STAFF
PRESENTATION FROM STAFF | Jason Mohler, Dev. Services Director
(CHAIR) DO WE HAVE A MOTION?

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: jmohler@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.

CONSENT: APPROVAL OF ITEMS 1 & 2		
MOTION: JR Donelson		SECOND: Tom Holland
NOTES:		
Planning Commission Vote 4-0-0	Yes	No
Open Seat		
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
JR Donelson	Y	

[There were no comments on the consent agenda items 1 & 2.](#)

PUBLIC HEARING

1. PLANNED UNIT DEVELOPMENT (PUD) MINOR AMENDMENT #3 of SCENIC VILLAGE PARK (PUD 76), SOUTH MEMORIAL BUSINESS PARK (BXPUD-20.03 MI76)

Applicant, Tanner Consulting

Discussion and review of BXPUD-20.03 MI76 South Memorial Business Park, to establish a minimum parking ratio for the development, provide shared parking, allow private mutual access drives in lieu of street frontage, and remove the 20' setback internal to the office park. And provide flexibility for signage, among other details in Development area "H" of the original PUD #76, Scenic Village Park. Section Two (2), Township Seventeen (17) North, Range Thirteen (13) East.

General Location: west of South Memorial Drive and south of East 121st Street South

NO. 1: PRESENTATION FROM STAFF | [Jason Mohler, Dev. Services Director](#)

- [Planning Commission decided that the signage requirements will need to be described in more detail and they requested that it return to Planning Commission and Council for review in the future.](#)
- [The applicant Erik Enyart was present and was in agreement with Planning Commission comments](#)

1. PUD Minor Amendment SOUTH MEMORIAL BUSINESS PARK (BXPUD-20.03)		
MOTION: Lance Whisman		SECOND: Tom Holland
NOTES:		
Planning Commission Vote 4-0-0	Yes	No
Open Seat		
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
JR Donelson	Y	

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2. PRELIMINARY PLAT OF SOUTH MEMORIAL BUSINESS PARK (BXPT-20.03)2

Applicant, Tanner Consulting

Discussion and review of the revision of a Preliminary Plat South Memorial Business Park, 11.290 Acres, Fifteen (15) Lots, One (1) Block, in an undeveloped parcel for the purpose of professional and business office development, in Section Two (2), Township Seventeen (17) North, and Range Thirteen (13) East

General Location: west of South Memorial Drive and south of East 121st Street South

NO. 2: PRESENTATION FROM STAFF | Jason Mohler, Dev. Services Director

- The Applicant, Erik Enyart explained that there will be a 10 ft landscape buffer on the west side of the property between the property line and the parking curb.
- There were no other comments from Planning Commission.

2. Preliminary Plat SOUTH MEMORIAL BUSINESS PARK (BXPT-20.03)		
MOTION: Jr Donelson		SECOND: Lance Whisman
NOTES:		
Planning Commission Vote 4-0-0	Yes	No
Open Seat		
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
JR Donelson	Y	

Citizens who would like to speak on an item may attend the meeting in City Council Chambers. Written comments may be submitted via email: jmohler@bixbyok.gov

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