

BIXBY PLANNING COMMISSION MINUTES

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

Monday | June 15, 2020 | 6:00 PM

CALL TO ORDER: 6:07 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 Development Services Director		

CONSENT AGENDA

1. **APPROVAL OF MINUTES** | Regular Scheduled Planning Commission Mtg. | May 18, 2020

2. **CONDITIONAL FINAL PLAT (BXPT-19.02) MISTY HOLLOW ESTATES**

Applicant, Select Design

Final plat approval of *Misty Hollow Estates* (BXPT-19.02), a conditional final plat that covers 3.75 acres, containing five (5) lots, two (2) blocks, and four (4) reserve areas. Section 7, Township 17N, Range 13E.

General Location: South of 131st Street South and East of South 78th E. Avenue.

(CHAIR) WE WILL HAVE THE CONSENT AGENDA-READING OF TITLES BY STAFF

Jason Mohler: Development Services Director

(STAFF) | READING OF TITLE 1 & 2

(CHAIR) DO WE HAVE A MOTION?

(STAFF) ITEMS PULLED FOR DISCUSSION WILL BE VOTED ON SEPERATELY PER ROBERTS RULES

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.

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Consent Approval Items 1 &2		
Motion: JR Donelson	Second: Tom Holland	
Notes:		
	YES	NO
Open Seat (Vice Chair)		
Tom Holland	Y	
Joshua Nave (Chair)	Y	
Lance Whisman	Y	
JR Donelson	Y	

PUBLIC HEARING

1. SITE PLAN (BXSP-20.04) FULL GOSPEL ASSEMBLY INTERNATIONAL MINISTRY

Applicant, All Steel Building Company

Discussion and recommendation of a proposed Site Plan for a Use Unit 5 (Multi-Use Church Facility), Full Gospel Assembly International Ministry (BXSP-20.04), covering 79.35 acres, one (1) lot, one (1) block. Section 25, Township 17N, R13E.

General Location: Approximately 9100 Block of 151st Street South.

(CHAIR) WE WILL HAVE THE READING OF TITLES BY STAFF

Jason Mohler: Development Services Director

(STAFF) | READING OF TITLE 1

1. Jason Mohler Introduced the Site Plan

2. Applicant Scott Dawes, Owner of All Steel Building Company was present and answered Planning Commissioners' questions about the design and materials of the building. The Applicant also explained that future expansions of the building are planned.

(CHAIR) DO WE HAVE A MOTION?

Approval of Item 1: Site Plan (BXSP-20.04) FGAIM Church		
Motion: JR Donelson	Second: Lance Whisman	
Notes:		
	YES	NO
Open Seat (Vice Chair)		
Tom Holland	Y	
Joshua Nave (Chair)	Y	
Lance Whisman	Y	
JR Donelson	Y	

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(CHAIR) WE WILL HAVE THE READING OF TITLE BY STAFF

Items 2-6 were read together because they pertain to the same project

(STAFF) | READING OF TITLES 2-6

(CHAIR) DO WE HAVE A MOTION?

2. REZONING BXZO-20.01 ROWAN GROVE

Applicant, AAB Engineering, LLC.

Discussion and recommendation of a proposed amendment to a zoning district in the City of Bixby BXZO-20.01, (OL) Office Light & (CS) Commercial Shopping to (CS) Commercial Shopping in Development Area B of BXPUD-20.02. Development Area B contains 5.52 acres and is located in Section 7, Township 17N, Range 14E.

General Location: South of 131st Street South and East of South Mingo Rd.

Approval of Item 2: Rezoning (BXZO-20.01) Rowan Grove		
Motion: J.R. Donelson	Second: Tom Holland	
Notes:		
	YES	NO
Open Seat (Vice Chair)		
Tom Holland	Y	
Joshua Nave (Chair)	Y	
Lance Whisman	Y	
JR Donelson	Y	

3. COMPREHENSIVE PLAN MINOR AMENDMENT BXCP-20.03 ROWAN GROVE

Applicant, AAB Engineering, LLC.

Discussion and recommendation of a proposed amendment to the Comprehensive Plan Future Land Use map for the City of Bixby BXCP-20.03, Low Density Residential to Medium Density Residential, to allow for RS-3 (Residential Single Family) zoning in Development Area C of BXPUD-20.02. Development Area C contains 27.37 Acres and is located in Section 7, Township 17N, Range 14E.

General Location: South of 131st Street South and East of South Mingo Rd.

(CHAIR) DO WE HAVE A MOTION?

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Approval of Item 3: Comp Plan Amendment (BXCP-20.03) Rowan Grove		
Motion: Lance Whisman	Second: Tom Holland	
Notes:		
	YES	NO
Open Seat (Vice Chair)		
Tom Holland	Y	
Joshua Nave (Chair)	Y	
Lance Whisman	Y	
JR Donelson	Y	

4. REZONING BXZO-20.02 ROWAN GROVE

Applicant, AAB Engineering, LLC.

Discussion and recommendation of a proposed amendment to a zoning district in the City of Bixby BXZO-20.03, (FD) Flood District to (RS-3) Residential Single Family, to allow for a Residential Development in Development Area C of BXPUD-20.02. Development Area C contains 27.37 Acres and is located in Section 7, Township 17N, Range 14E.

General Location: South of 131st Street South and East of South Mingo Rd.

[\(CHAIR\) DO WE HAVE A MOTION?](#)

Approval of Item 4: Rezoning (BXZO-20.02) Rowan Grove		
Motion: J.R. Donelson	Second: Lance Whisman	
Notes:		
	YES	NO
Open Seat (Vice Chair)		
Tom Holland	Y	
Joshua Nave (Chair)	Y	
Lance Whisman	Y	
JR Donelson	Y	

5. PLANNED UNIT DEVELOPMENT BXPUD-20.02 ROWAN GROVE

Applicant, AAB Engineering, LLC.

Discussion and recommendation of a proposed new supplemental zoning Planned Unit Development in the City of Bixby BXPUD-20.02. It contains three (3) Development Areas that combine to be 37.02 acres total. Located in Section 7, Township 17N, Range 14E.

General Location: South of 131st Street South and East of South Mingo Rd.

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Conditions for Approval:

- 1300 sq. ft. minimum for Development Area B
- 1750 s. ft. minimum for Development Area C

(CHAIR) DO WE HAVE A MOTION?

Approval of Item 5: Planned Unit Development (BXPUD-20.02) Rowan Grove		
Motion: Lance Whisman	Second: J.R. Donelson	
Notes:		
	YES	NO
Open Seat (Vice Chair)		
Tom Holland	Y	
Joshua Nave (Chair)	Y	
Lance Whisman	Y	
JR Donelson	Y	

6. PRELIMINARY PLAT BXPT-20.04 ROWAN GROVE

Applicant, AAB Engineering, LLC.

Discussion and recommendation of a proposed Preliminary Plat for Commercial and Residential Development in the City of Bixby *BXPT-20.04*. It contains 37.02 acres total, one hundred and fifty one (151) lots, six (6) blocks, and one (1) reserve area. Located in Section 7, Township 17N, Range 14E.

General Location: South of 131st Street South and East of South Mingo Rd.

- **Fee-in-lieu of on-site storm water detention will be required for this plat.**
- **Planning Commission and Staff discussed the unique geometry and location of Development Area B.**

(CHAIR) DO WE HAVE A MOTION?

Approval of Item 6: Preliminary Plat (BXPT-20.04) Rowan Grove		
Motion: Lance Whisman	Second: J.R. Donelson	
Notes:		
	YES	NO
Open Seat (Vice Chair)		
Tom Holland	Y	
Joshua Nave (Chair)	Y	
Lance Whisman	Y	
JR Donelson	Y	

ADJOURN: 7:43 PM

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