

BIXBY PLANNING COMMISSION MINUTES

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

Monday | July 20, 2020 | 6:00 PM

CALL TO ORDER: 6:05 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. | June 15, 2020

Consent Approval Item 1		
Motion: JR Donelson	Second: Tom Holland	
Notes:		
	YES	NO
Open Seat (Vice Chair)	N/A	N/A
Tom Holland	Y	
Joshua Nave (Chair)	Y	
Lance Whisman	Y	
JR Donelson	Y	

2. ELECTION OF PLANNING COMMISSION OFFICERS

Chair Election	Joshua Nave nominates JR Donelson	Second: Lance Whisman
Vice Chair Election	JR Donelson nominates Joshua Nave	Second: Tom Holland

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.

Planning Commission Members	YES	NO
Open Seat	N/A	N/A
Tom Holland	Y	
Joshua Nave	Y	
Lance Whisman	Y	
JR Donelson	Y	

- Chair: [JR Donelson](#)
- Vice Chair: [Joshua Nave](#)

3. PRELIMINARY PLAT FOR CROSSING AT CONRAD VILLAGE (BXPT-20.05)

Applicant | Tanner Consulting, LLC

Discussion and approval of proposed preliminary plat (BXPT-20.05, CROSSING AT CONRAD VILLAGE), 50.75 acres, one hundred and forty-three (143) lots, nine (9) blocks, and five (5) reserve area, Section 23, Township 17, Range 13 in the City of Bixby.

General Location: South of 151st Street S and West of Memorial Dr.

[\(CHAIR\) WE WILL HAVE THE CONSENT AGENDA-READING OF TITLES BY STAFF](#)

[Jason Mohler: Development Services Director](#)

[\(STAFF\) | READING OF TITLE 3](#)

[-Ricky Jones \(Applicant\): Explains the reasoning behind introducing the entire development of Conrad Farms. This will show how many actual lots versus what was permitted in the PUD.](#)

[-He explains that the plat is about 5 years out. The goal was to start at both ends and work towards the middle with a connector street throughout.](#)

[-Lance Whisman: What is the timeline for the connector road?](#)

[-Jason Mohler: The timeline for the road is set and will be created in time as development increases.](#)

[-Lance Whisman: Is the 60ft lot width for RS-3 zoning?](#)

[-Ricky Jones \(Applicant\): Yes](#)

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

Consent Approval Item 3		
Motion: JR Donelson	Second: Lance Whisman	
Notes:		
	YES	NO
Open Seat	N/A	N/A
Tom Holland	Y	
Joshua Nave (Vice Chair)	Y	
Lance Whisman	Y	
JR Donelson (Chair)	Y	

PUBLIC HEARING

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.

1. SPECIFIC USE PERMIT (SUP) FOR USE UNIT 8, COMMUNITY GROUP HOME (BXSUP-20.02)

Applicant | Christopher Frisillo

Discussion and approval of proposed supplemental zoning overlay district (BXSUP-20.02, EMPOWER ACADEMY), zoned (CS) Commercial Shopping, to allow for a Community Group Home | Use Unit 8. Section 23, Township 17, Range 13 in the City of Bixby.

Location: 7106 E 151st St. S.

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

Jason Mohler: Development Services Director

(STAFF) | READING OF TITLE 1

(CHAIR) IS THE APPLICANT PRESENT AND WANT TO SPEAK ON THE ITEM?

-Lance Whisman: What is the status of the teens that will be staying here?

-Christopher Frisillo (Applicant): The teens that will be staying in the home are not court ordered.

-JR Donelson: What is the difference between the Empower Academy and the previous facility that was at this location?

-Christopher Frisillo (Applicant): There are a lot of differences. We will be operating at half the capacity of the las facility. The ratio from girls to staff is higher.

The Planning Commissioners had a discussion in general about the Specific Use Process that is to be continued separate from this meeting.

-Christopher Frisillo (Applicant): (answering a question about visitors and hours of operation) There will have outside visitors. We also have licensed professionals that come to check up on the girls, (therapists, councilors, etc.) Visitors will be allowed during typical 8-5 hours and our staff work 12 hour shifts from 6am to 6pm.

-Joshua Nave: Will you guys be utilizing the rec-yard in the front yard of the facility?

-Christopher Frisillo (Applicant): Probably

-Joshua Nave: The property to the west was required to do extensive landscaping, would this be required here?

-Jason Mohler: Landscaping is typically required/triggered by a building permit and that is not the case here.

(CHAIR) DOES ANYONE ELSE WISH TO SPEAK ON THE ITEM?

(CHAIR) DO WE HAVE A MOTION?

Approval of Item 1: BXSUP-20.02 Empower Academy		
Motion: Lance Whisman		Second: JR Donelson
Notes:		
	YES	NO
Open Seat	N/A	N/A
Tom Holland	Y	
Joshua Nave (Vice Chair)	Abstain	Abstain
Lance Whisman	Y	
JR Donelson(Chair)	Y	

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.

2. LOT COMBO (BXLC-20.01) & LOT SPLIT (BXLS-20.03)

Applicant | Christian Winingar

Discussion and approval of proposed lot combo (BXLC-20.01) and lot split (BXLS-20.03)

A proposed Lot Combo and Lot Split in Lot 4, Block 2 of Bixby Ranch Estates, Plat #:3674. Section 16, Township 16, Range 14 in the City of Bixby.

General Location: South of 201st St S. & West of 137th East Avenue

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

Jason Mohler: Development Services Director

(STAFF) | READING OF TITLE 2

(CHAIR) IS THE APPLICANT PRESENT AND WANT TO SPEAK ON THE ITEM?

Applicant was not present.

(CHAIR) DOES ANYONE ELSE WISH TO SPEAK ON THE ITEM?

(CHAIR) DO WE HAVE A MOTION?

Approval of Item 2: BXLC-20.01 & BXLS-20.03 Winingar		
Motion: Tom Holland	Second: Lance Whisman	
Notes:		
	YES	NO
Open Seat	N/A	N/A
Tom Holland	Y	
Joshua Nave (Vice Chair)	Y	
Lance Whisman	Y	
JR Donelson (Chair)	Y	

3. LOT SPLIT (BXLS-20.04) & LOT COMBO (20.02)

Applicant | Scissortail Builders & Brandon Dorsey

Discussion and approval of proposed Lot Split (BXLS-20.04) and Lot Combo (BXLC-20.02)

A proposed Lot Split and Lot Combo involving Lots 1 & 2 Block 8 of Quail Creek of Bixby, Plat #: 6613, Section 2, Township 17, Range 13 in the City of Bixby.

Locations: (Lot 1) 7392 E 126th St S. & (Lot 2) 7390 E 126th St S.

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

Jason Mohler: Development Services Director

(STAFF) | READING OF TITLE 3

(CHAIR) IS THE APPLICANT PRESENT AND WANT TO SPEAK ON THE ITEM?

-Bo Brewer (Applicant): Lot 2 is a new construction and in order to clear the title this lot line adjustment is necessary.

-Jason Mohler: During our TAC meeting we were notified that there was a PSO line under the home on Lot 1 and decided that the relocation of this line is a condition of approval.

-There was general discussion about lot line encroachments and irregularly shaped lots.

-Bo Brewer (Applicant): The home on Lot 1 was a cash offer so there was no mortgage company involved so the utility line and easement issue went unnoticed.

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.

(CHAIR) DOES ANYONE ELSE WISH TO SPEAK ON THE ITEM?

(CHAIR) DO WE HAVE A MOTION?

Approval of Item 3: BXLS-20.04 & BXLC-20.02		
Motion: Lance Whisman	Second: Tom Holland	
Notes:		
	YES	NO
Open Seat	N/A	N/A
Tom Holland	Y	
Joshua Nave (Vice Chair)	Y	
Lance Whisman	Y	
JR Donelson (Chair)	Y	

4. ZONING TEXT LANGUAGE AMENDMENT

Applicant | City of Bixby

Discussion and approval of proposed zoning text changes to be made to the City of Bixby Code. An Ordinance amending Title 11 “Zoning Regulations”, Chapter 13 “Specific Use Permits”, Subsection 11-13-3 “Specific Use Permit List” A.1. Subsection 11-9-24 to read “Oil and Gas Drilling and Mining Mineral Processing”; and amending Subsection 11-13-6 the “Matrix of Uses” by adding Oil and Gas Drilling to Mining and Mineral Processing”; and, Declaring an Emergency.

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

Jason Mohler: Development Services Director

(STAFF) | READING OF TITLE 4

(CHAIR) DOES ANYONE ELSE WISH TO SPEAK ON THE ITEM?

-THERE IS NO VOTE ON THIS ITEM. COMMENTS FROM PLANNING COMMISSION WILL BE CONSIDERED AND TAKEN TO CITY COUNCIL FOR APPROVAL

Comments:

1. Consider “Fracking” and “Injection Wells” for Use Unit 24

2. More definitions and details about the Oil, Natural Gas, and Mineral industry are to be added by the city attorney.

ADJOURN: 7:20 PM

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.