

# BIXBY PLANNING COMMISSION MINUTES

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

Monday | November 16, 2020 | 6:00 PM

CALL TO ORDER: 6:04 PM

## ROLL CALL

| Planning Commission Members                                                   | HERE | ABSENT |
|-------------------------------------------------------------------------------|------|--------|
| Spencer Pittman                                                               | H    |        |
| Tom Holland                                                                   | H    |        |
| Joshua Nave (Vice Chair)                                                      | H    |        |
| Lance Whisman                                                                 |      | A      |
| JR Donelson (Chair)                                                           | H    |        |
| <b>Other Staff Present:</b><br>Jason Mohler, Development Services<br>Director |      |        |

## CONSENT AGENDA

### 1. APPROVAL OF MINUTES | Regular Scheduled Planning Commission Mtg. | October 19, 2020

|                                                |                                          |         |
|------------------------------------------------|------------------------------------------|---------|
| <b>Consent Approval Item 1</b>                 |                                          |         |
| <b>Motion:</b> <a href="#">Spencer Pittman</a> | <b>Second:</b> <a href="#">Josh Nave</a> |         |
| <b>Notes:</b>                                  |                                          |         |
|                                                | YES                                      | NO      |
| Spencer Pittman                                | Y                                        |         |
| Tom Holland                                    | Abstain                                  | Abstain |
| Joshua Nave (Vice Chair)                       | Y                                        |         |
| Lance Whisman                                  | Absent                                   | Absent  |
| JR Donelson (Chair)                            | Y                                        |         |

### 2. FINAL PLAT (BXPT-20.07) BUNGALOWS II AT WILLOW CREEK

Applicant | Select Design

Forty-Eight (48) Lots, Three (3) Blocks, and Three (3) Reserve Areas, containing 24.25 acres. Section 12, Township 17, Range 13 in the City of Bixby. Zoned (RS-3) Residential Single Family & PUD 78.

General Location: East of 131<sup>st</sup> St. South and South of Mingo Rd.

|                                |                          |
|--------------------------------|--------------------------|
| <b>Consent Approval Item 2</b> |                          |
| <b>Motion:</b> JR Donelson     | <b>Second:</b> Josh Nave |
| <b>Notes:</b>                  |                          |

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](mailto: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.

|                          |         |         |
|--------------------------|---------|---------|
|                          | YES     | NO      |
| Spencer Pittman          | Abstain | Abstain |
| Tom Holland              | Y       |         |
| Joshua Nave (Vice Chair) | Y       |         |
| Lance Whisman            | Absent  | Absent  |
| JR Donelson (Chair)      | Y       |         |

## PUBLIC HEARING

### 1. LOT SPLIT (BXLS-20.05) TAYLOR

Applicant | Clinton W. Taylor

Lot Split of 2 adjacent tracts to create access to Park Lane Right-of-Way.

Tracts located in Riverview Terrace Addition, in Lot 5, Block 1, Section 13, Township 17, Range 13 in the City of Bixby.

General Location: North of Keas Street and Southwest of Park Lane

Jason Mohler: Introduction to the Item

- A lot split requires that lots have legal access to right-of-way.
- Keas Rd is technically not a dedicated right-of-way so both lots must have access to Park Lane.
- This lot split cures the current accessibility issue.

Josh Nave: Would an access easement cure this?

Jason Mohler: Yes a mutual access easement would cure it but a lot split is a better cure.

(CHAIR) Would the applicant like to speak on the item?

- The applicant did not speak on behalf of the item.

(CHAIR) Do we have a motion?

|                                                   |                            |        |
|---------------------------------------------------|----------------------------|--------|
| <b>Approval of Item 1: LOT SPLIT (BXLS-20.05)</b> |                            |        |
| TAYLOR                                            |                            |        |
| <b>Motion:</b> Pittman                            | <b>Second:</b> Tom Holland |        |
| <b>Notes:</b>                                     |                            |        |
|                                                   |                            |        |
|                                                   | YES                        | NO     |
| Spencer Pittman                                   | Y                          |        |
| Tom Holland                                       | Y                          |        |
| Joshua Nave (Vice Chair)                          | Y                          |        |
| Lance Whisman                                     | Absent                     | Absent |
| JR Donelson(Chair)                                | Y                          |        |

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## **2. Mixed Use Zoning Code**

Applicant | City of Bixby

Discussion, review, and possible recommendations on the proposed Mixed Use Code Language.

This item was presented for discussion and recommendation. It was not voted on.

- The main differences between Use Unit 28 and Use Unit 29 is entertainment uses (drinking establishment & billiard parlor)

Joshua Nave: Does this zoning code give the City more control compared to a PUD??

- Reconsider: “drugstore” use and possibly change it to “pharmacy”
- Add: “religious establishments” to included uses.
- Consider requiring a Site Plan approval for all mixed use.
- Consider a requirement to go to Planning Commission for all mixed use.
- Consider the included uses be trimmed down to be specific to each project.

**ADJOURN: 7:16 PM**

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