

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, February 11, 2019

The Owasso Planning Commission met in regular session on Monday, February 11, 2019 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 2:00 pm on February 6, 2019.

ITEM 1. CALL TO ORDER

Dr. Loving called the meeting to order at 6:00 pm.

ITEM 2. Flag Salute

ITEM 3. Roll Call

PRESENT	ABSENT
Dr. Loving	
David Horton	
David Vines	
Chad Balthrop	
Tim Miller	

A quorum was declared present.

STAFF
Brian Dempster
Marsha Hensley
Karl Fritschen
Morgan Pemberton
Julie Lombardi
Daniel Dearing

ITEM 4. Presentation of the Character Trait of the Month – Attentiveness

ITEM 5. Approval of Minutes from January 7, 2019 Regular Meeting.

The Commission reviewed the minutes.

Mr. Miller moved, seconded by Mr. Horton, to approve the minutes from the January 7, 2019 Regular Meeting.

A vote on the motion was recorded as follows:

YEA: Loving, Vines, Miller, Balthrop, Horton
NAY: None

Motion carried 5-0.

ITEM 6. **Change of Access – Lots 3A & 3B, Block 1, Ator Center II** - Consideration and appropriate action relating to a request for a change of access request which would create a 40' mutual drive access point between Lot 3A and 3B, Ator Center II, Amended. The property location is 8712 N Garnett and zoned CG (Commercial General).

Morgan Pemberton presented the staff report. The location was described. A brief discussion was held regarding the access drive from the hotel property line to N Garnett. Staff recommends approval of the change of access.

Mr. Miller moved, seconded by Mr. Horton, to approve the change of access request subject to Staff and TAC recommendations.

A vote on the motion was recorded as follows:

YEA: Loving, Vines, Miller, Balthrop, Horton
NAY: None

Motion carried 5-0

ITEM 7. **Specific Use Permit 18-01 – Glover** - Consideration and appropriate action relating to a request for a Specific Use Permit (SUP) to allow for an auto dealership, sales, inventory and a commercial use. The subject property contains approximately 5.685 acres and is generally located at the 10500 block of the east US-169 Service Road. The current zoning is OPUD 18/CS (Commercial Shopping).

Karl Fritschen presented the staff report. The location was described. Staff recommends approval of the Specific Use Permit request.

The requirements set forth by SUP (16-03) would remain in effect for the existing dealership property. Staff recommends the following conditions be applied to the subject property for SUP (18-01):

- One sign shall be allowed for the new Jeep Dealership (in addition to the existing Glover Dodge Dealership sign) and one sign for the outparcel on the subject property. All sign locations, dimensions, and details shall require permit approval and are subject to the requirements of the US-169 Overlay District.
- No digital signage shall be used on the property.
- No banners, flags, balloons, inflatables, temporary signs, streamers or other advertising methods shall be allowed to be used on the site or attached to any vehicles. Any short-term (3 days or less) tents or tent sales shall be subject to approval by the Community Development Department.
- No vehicles shall be allowed to be displayed outside of the site within the public right-of-way or on the smaller 2.29 acre lot to be reserved for retail or restaurant uses.
- No exterior loudspeakers shall be allowed on the back side of the development.

- A minimum six (6) foot opaque screening fence shall be required along the eastern property line of the subject property.
- All non-essential lighting shall be turned off from the hours of 9:00 PM to 6:00 AM.
- All site lighting shall be LED.
- Interior parking island landscaping shall be allowed to be spread to the western and northern edge of the inventory lot.
- The applicant shall, in good faith, market the 2.29 acre parcel of the subject property for a period of not less than five (5) years for a retail/restaurant use. If more than one use is to be located on said parcel, then at least one of those uses must be a retail/restaurant use. If after this period expires the applicant has been unsuccessful in their attempts to secure said use, an amended SUP may be submitted for review to allow for all land uses that are permitted on property zoned CS (Commercial Shopping) within the US-169 Overlay District to be located on said tract. If staff finds that the applicant to have made reasonable efforts to secure a retail/restaurant use and has been unsuccessful for reasons beyond their control, then staff will be in support of amending the SUP.
- Architecture for the proposed building expansion shall use materials that adhere to a similar theme as the existing structure.
- Access shall be determined at the time of platting.
- A sidewalk shall be installed along the frontage of the property.

Mr. Miller stated that he had purchased a vehicle recently from the Glover Jeep dealership.

Mr. Vines stated that the acreage did not match. The aerial site plan acreage does not match with the aerial map. Staff needs to make sure the acreage matches and is correct.

Mr. Jarrod Glover stated that they have no plans for the retail and/or restaurant use as of now. After closing of the property the property will be listed for sale.

Mr. Vines moved, seconded by Mr. Balthrop, to approve the Specific Use Permit request (SUP 18-01) subject to the above conditions listed and any Staff and TAC recommendations.

A vote on the motion was recorded as follows:

YEA: Loving, Vines, Miller, Balthrop, Horton
NAY: None

Motion carried 5-0

- ITEM 8. Community Development Report
- Director's Update
 - Report on Monthly Building Permit Activity

- ITEM 9. Report on Items from the January 16, 2019 TAC Meeting
- Site Plan, Owasso Pharmacy
 - Site Plan, T J & T Properties Tri-plex Apartments
 - Change of Access – Lots 3A & 3B, Block 1, Ator Center II Amd.

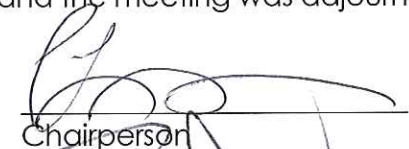
ITEM 10. Report from Planning Commissioners

ITEM 11. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda).

ITEM ²14. **Adjournment** – Mr. Miller moved, seconded by Mr. Horton, to adjourn the meeting. A vote on the motion was recorded as follows:

YEA: Loving, Vines, Miller, Balthrop, Horton
NAY: None

Motion carried 5-0 and the meeting was adjourned at 6:30 pm.



Chairperson



Vice Chairperson

March 11, 2019
Date