

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, June 7, 2021

The Owasso Planning Commission met in regular session on Monday, May 10, 2021 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 9:45am on June 3, 2021.

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

Dr. Loving
Tim Miller
Chad Balthrop
David Vines

ABSENT

Abhijeet Utturkar

A quorum was declared present.

STAFF:

Brian Dempster
Karl Fritschen
Alexa Beemer
Marsha Hensley
Jake Ketner

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

ITEM 5. Approval of Minutes from May 10, 2021 Regular Meeting.

The Commission reviewed the minutes.

Mr. Miller moved, seconded by Mr. Balthrop, to approve the minutes from the May 10, 2021 Regular Meeting.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Balthrop, Mr. Miller

NAY: None

Motion carried 4-0.

ITEM 6. **OA 21-03/OZ 21-04 – Annexation & Rezoning, Bible Church of Owasso -**
Consideration and appropriate action relating to the request for the review of an annexation and rezoning request on property zoned AG (Agriculture) in Tulsa County. Upon annexation, the subject property would be brought into the City Limits of Owasso as RS-3 (Residential Single-family). The property is located at 11121 North 129th East Avenue, Owasso, OK and is approximately 9.95 acres.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the May 19, 2021 meeting. Staff recommends approval of the annexation/rezoning request. A representative for the applicant was present to answer any questions or address any concerns.

Mr. Vines moved, seconded by Mr. Miller, to approve the annexation request, subject to TAC comments.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Balthrop, Mr. Miller

NAY: None

Motion carried 4-0.

Mr. Balthrop moved, seconded by Mr. Miller, to approve the rezoning request, subject to TAC comments.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Balthrop, Mr. Miller

NAY: None

Motion carried 4-0.

ITEM 7. **OLS 21-03 - Lot Split – Garrett Creek – Mixed Use** - Consideration and appropriate action relating to the request for the review of a lot split request located on North 135th East Avenue. The proposed lot split spans over two different lots, and would split approximately 1.93 acres off of the southwestern corner of Parent Tract 1 and approximately 0.49 acres off of the northwestern corner of Parent Tract 2. The lot split would result in the creation of three new lots (Tracts A, B, and C). The property is zoned CS (Commercial Shopping under OPUD 02-02).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the May 19, 2021 meeting. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of the Lot Split for Garrett Creek subject to TAC and Staff recommendations. And subject to the filing of a Mutual Access Easement instrument.

A brief discussion was held regarding the need for a letter that would state the previous approved lot split is null and void. Mr. Dempster stated that the previous lot split was never filed so a letter is not necessary.

Mr. Miller moved, seconded by Mr. Balthrop, to approve Lot Split OLS 21-03, subject to TAC Comments and subject to the filing of a Mutual Access Easement instrument.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Balthrop, Mr. Miller

NAY: None

Motion carried 4-0.

ITEM 8. **OLS 21-04 - Lot Split, ROC Owasso II** – Consideration and appropriate action relating to the request for the review of a lot split request located at 13600 East 86th Street North (Lot 1, Block 1, ROC Owasso II). The proposed lot would split a parent tract of approximately 14.27 acres into three (3) tracts. The proposed Tract A would be approximately 1.71 acres, Tract B would be approximately 6.91 acres and Tract C would be 5.65 acres. The property is zoned O (Office) and CS (Commercial Shopping).

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Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the May 19, 2021 meeting. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of the Lot Split for ROC Owasso II subject to TAC and Staff recommendations.

Mr. Balthrop moved, seconded by Mr. Miller, to approve Lot Split OLS 21-04, subject to TAC Comments and the following:

Recording of a 60 foot wide MAE between Tracts B and C

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Balthrop, Mr. Miller

NAY: None

Motion carried 4-0.

ITEM 9, **Change of Access, ROC Owasso II** – Consideration and appropriate action relating to the request for the review of a change of access request located at 13600 East 86th Street North (Lot 1, Block 1, ROC Owasso II). This proposed change of access would shift three (3) limits of access points and eliminate two (2) limits of access points. The property is zoned O (Office) and CS (Commercial Shopping).

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the May 19, 2021 meeting. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of the Lot Split for ROC Owasso II subject to TAC and Staff recommendations.

Dr. Loving moved, seconded by Mr. Miller, to approve the Change of Access for ROC Owasso II, subject to TAC comments.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Balthrop, Mr. Miller

NAY: None

Motion carried 4-0.

ITEM 10. Community Development Report

- Director's Update
- Report on Monthly Building Permit Activity

ITEM 11. Report on Items from the May 19, 2021 TAC Meeting

- Annexation & Rezoning – Bible Church of Owasso
- Lot Split – Garrett Creek
- Lot Split – ROC Owasso II
- Change of Access – ROC Owasso II
- Site Plan – Advantage Diagnostics

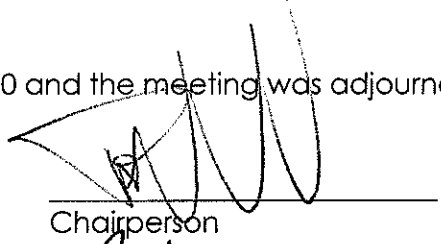
ITEM 12. Report from Planning Commissioners

ITEM 13. New Business

ITEM 14. **Adjournment** – Mr. Miller moved, seconded by Mr. Balthrop, to adjourn the meeting. A vote on the motion was recorded as follows:

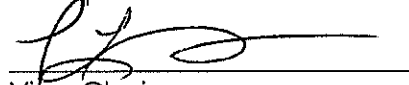
YEA: Dr. Loving, Mr. Vines, Mr. Balthrop, Mr. Miller
NAY: None

Motion carried 4-0 and the meeting was adjourned at 6:30 pm.



A handwritten signature in black ink, appearing to be 'D. Loving', written over a horizontal line.

Chairperson



A handwritten signature in black ink, appearing to be 'L. Vines', written over a horizontal line.

Vice Chairperson

July 12, 2021
Date