

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, July 8, 2019

The Owasso Planning Commission met in regular session on Monday, July 8, 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 July 2, 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

Dr. Loving
David Horton
David Vines
Chad Balthrop

ABSENT

Tim Miller

A quorum was declared present.

STAFF

Brian Dempster
Marsha Hensley
Karl Fritschen
Morgan Pemberton

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

ITEM 5. Approval of Minutes from May 13, 2019 Regular Meeting.

The Commission reviewed the minutes.

Mr. Vines moved, seconded by Mr. Horton, to approve the minutes from the May 13, 2019 Regular Meeting.

A vote on the motion was recorded as follows:

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

NAY: None

Motion carried 4-0.

ITEM 6. **Election of Planning Commission Chairperson**

The by-laws of the Owasso Planning Commission state that the Commission shall have a chairperson and vice-chairperson, and the election of said officers shall be held annually at the first meeting of the Commission after July 1 of each year.

The Chair opened the floor for nominations for Chairperson. Mr. Vines nominated Dr. Loving, with the nomination being seconded by Mr. Balthrop. Hearing no further nominations, a vote on the motion was recorded as follows:

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

NAY: None

Motion carried 4-0.

ITEM 7. **Election of Planning Commission Vice Chairperson**

The Chair opened the floor for nominations for Vice Chairperson. Dr. Loving nominated Mr. Miller, with the nomination being seconded by Mr. Horton. Hearing no further nominations, a vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 8. **Public Hearing - Discussion on the Proposed Zoning Code Amendment to the US-169 Overlay District**

Karl Fritschen presented the staff report. No official action will be taken on this item by the Planning Commission.

The public hearing was opened at 6:09 pm.

The following comments/concerns were expressed by attendees:

Allen Robinson – He and his family have been in Owasso for over 50 years. They are landowners in the US-169 Overlay District and they are opposed to the proposed zoning code amendment. If it were not for the donations from our family there would be no Tulsa Technical Campus. We don't see the Glover automotive center as an eye sore. The value of the land in this overlay district will be used for high end companies that can afford the property. Vote this proposed amendment down. We are in opposition.

Steven Puckett – He lives close to the US-169 Overlay District. He doesn't like to see restrictions on companies. He likes the idea of easier access for car shopping. He is opposed to the proposed amendment.

The public hearing was closed at 6:13 pm.

ITEM 9. **OA 19-03/OZ 19-03 - Annexation/Rezoning** – Consideration and appropriate action relating to a request for the review of an annexation and rezoning request. The property is located at 11707 E 106 St N and is approximately 2.5 acres in size. If approved the subject property will be brought into the City Limits of Owasso as RS-3 (Residential Single-Family High Density).

Morgan Pemberton presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 19, 2019 meeting. Staff recommends approval of the annexation/rezoning request for 11707 E 106 St N. The applicant had a representative present to answer any questions.

Mr. Vines moved, seconded by Mr. Horton, to approve the annexation/rezoning request for OA 19-03/OZ 19-03, rezoning the entire property to RS-3 (Residential Single-Family High Density), subject to the any Staff and TAC recommendations.

A vote on the motion was recorded as follows:

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

Motion carried 4-0

ITEM 10. **OLS 19-02 – Lot Line Adjustment – Willows of Silvercreek**

Consideration and appropriate action relating to a request for the review of a lot line adjustment to correct an error made when the neighborhood pool was installed on Lot 16. A portion of Lot 15 (Tract 2) will be combined with Lot 16 (Tract 1) to ensure that the pool decking and fencing is correctly located. The location of the subject property is N 141st E Ave and E 90th St N (Lots 16 and 15, Block 6, The Willows of Silver Creek), Owasso, OK. The property is zoned RS-3 (Residential Single-Family High Density).

Karl Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 19, 2019 meeting. Staff recommends approval of the Lot Line Adjustment.

Dr. Loving moved, seconded by Mr. Balthrop, to approve the Lot Line Adjustment OLS 19-02, subject to the any Staff and TAC recommendations.

A vote on the motion was recorded as follows:

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

Motion carried 4-0

ITEM 11. **OLS 19-03 – Lot Split – Metro Heights II**

Consideration and appropriate action relating to a request for the review of a lot split. The Public Works Department indicated that they would like to expand the stormwater detention area onto Lot 31, Block 2, Metro Heights II, Owasso, OK. The boundary line between the drainage reserve and the commercial lot is proposed to move south 35 feet. The property is zoned RS-3 (Residential Single-Family High Density) and CG (Commercial General).

Karl Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 19, 2019 meeting. Staff recommends approval of the Lot Split.

Mr. Vines moved, seconded by Mr. Horton, to approve the Lot Split OLS 19-03, subject to the any Staff and TAC recommendations.

A vote on the motion was recorded as follows:

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

Motion carried 4-0

- ITEM 12. Community Development Report
- Director's Update
 - Report on Monthly Building Permit Activity

- ITEM 13. Report on Items from the June 19, 2019 TAC Meeting
- OA 19-03/OZ 19-03 – Annexation/Rezoning
 - OLS 19-02 Lot Line Adjustment – Willows of Silvercreek
 - OLS 19-03 – Lot Split – Metro Heights II
 - Site Plan – The Shops at Garrett Creek

- ITEM 14. Report from Planning Commissioners

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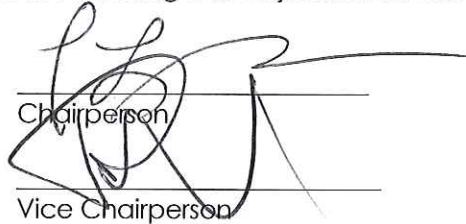
ITEM 15. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda).

ITEM 16. **Adjournment** – Mr. Horton moved, seconded by Mr. Balthrop, to adjourn the meeting. A vote on the motion was recorded as follows:


YEA: Loving, Vines, Balthrop, Horton

NAY: None

Motion carried 4-0 and the meeting was adjourned at 6:33 pm.



Chairperson



Vice Chairperson

Aug 12, 2019
Date