

## **BIXBY PLANNING COMMISSION MINUTES**

**Monday | April 19, 2021 | 6:00 PM**

**City Hall, Council Chambers | 116 West Needles, Bixby, OK**

CALL TO ORDER: 6:05 PM

Roll Call was taken

MEMBERS PRESENT : Tom Holland

JR Donelson (Chair)

Josh Nave (Vice Chair)

MEMBERS ABSENT: Lance Whisman

Other Staff Present: Carolyn Back, Development Services Director, City Planner

Judge Childers

Mr. Donelson asked to move the Oath of Office for Mr. Hobbs to give him time to arrive

### **CONSENT AGENDA**

A. Approval of Minutes | Special Planning Commission Mtg. | March 25, 2021

Mr. Nave made motion to approve, Seconded by Mr. Holland

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson – Yes

Motion Approved

**Mr. Donelson introduced Ms. Carolyn Back to the Planning Commission members and audience.**

B. **Conditional Final Plat (BXPT-21.04) River Crest Blocks 5-10, General location: 131<sup>st</sup> St South & South 73<sup>rd</sup> East Avenue**

Mr. Nave made motion to approve, Seconded by Mr. Donelson

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson – Yes

Motion Approved

C. **Conditional Final Plat (BXPT-21.03) Presley Heights Blocks6-10, General location: 141<sup>st</sup> Street South & Harvard Avenue**

Mr. Nave made motion to approve, Seconded by Mr. Holland

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson – Yes

Motion Approved

**Judge Childers administered Oath of Office to Mr. Steve Hobbs and at that time Mr. Hobbs took his seat with the other Planning Commission members.**

**PUBLIC HEARING**

**1. Rezone (BXZO-21.03) 141<sup>st</sup> & Lewis Development Area A – Commercial Shopping (CS) presented by Jason Mohler of AAB Engineering.**

Ms. Back presented the Staff report and stated “the City will need to reserve the right to review the drainage conditions before approving the single storm water mitigation solution proposed in the Planned Unite Development (PUD).

Mr. Mohler explained the Commercial Shopping zoning information and what Use Units that are Allowed by Right in that zoning. Not allowed is the Use Unit 19, which is hotel/motel and sexually oriented businesses.

Discussion ensued. Mr. Nave asked if the allowed use units were in writing in the document, the answer was no. Mr. Holland concerned about smoke shops/vaping stores being allowed. Mr. Nave asked for public comments.

Mr. Keith Robertson – 14573 S Lewis – property owner, spoke in opposition of the commercial area and the concerned about the drainage.

Mr. Dennis Widowski, Jr. – 13611 S. 18<sup>th</sup> PI – property owner, opposes the commercial area.

Discussion ensued between members. Mr. Mohler stated client most likely will agree to restrictive Use Units and that the client will develop the residential but sell the commercial area.

Mr. Donelson recommended tabling the Commercial Shopping zoning until well defined and bringing back the rezone to the May 17, 2021 meeting

Mr. Donelson made motion to continue, Seconded by Mr. Holland

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson - Yes

Motion Approved

2. **Rezone (BXZO-21.04) 141<sup>st</sup> & Lewis – Development Area B & C – Residential RS-3**

Discussion ensued on lot width and square foot of homes. Mr. Mohler indicted he believed the developer is open to refining the lot sizes.

Mr. Keith Robertson and Mr. Widowski, Jr. both spoke against the smaller lots with RS-3 zoning, both believe it will devalue surrounding property and both concerned about storm water / drainage issues. Mr. Nave questioned why table/continue the Commercial Shopping area but push the residential through, discussion ensued.

Mr. Nave made motion to approve, Seconded by Mr. Holland

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson – Yes

Motion Approved

3. **Planned Unit Development (PUD) BXPUD-21.04 141<sup>st</sup> & Lewis**

Mr. Mohler spoke on the Planned Unit Development, talked about the amenities in other developments this builder/developer has done. Discussion on lot sizes, square footage.

Mr. Mohler explained what infrastructure would be supplied by whom, indicating Rural Water Creek County #2 will provide water, sanitary sewer will be extended so it would be a gravity line, and intense drainage studies will be done and they are exploring the detention pond(s) flowing into Posey Creek. Mr. Mohler stated the developer is not allowed to create a larger problem, not by law or by his, Mr. Mohler's, P.E. license, only able to make what exists, better.

Discussion regarding redesigning lot widths, minimum square footage of homes, 100% masonry and/or James Hardee board/cementitious, and attention to roofing materials.

Mr. Hobbs stated he is fine with the diversity this development would bring to the area, Mr. Nave agreed.

Public opinions still opposed to smaller homes and smaller lots. Not opposed to residential just smaller homes.

Mr. Nave made motion to continue the Planned Unit Development (PUD),

Seconded by Mr. Donelson with recommendation for staff to have 5 days to review revised documents prior to May 17 Planning Commission meeting

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson – Yes

Motion Approved

Having no further business to discuss

Meeting Adjourned at 7:58pm