

**Bixby Planning Commission Minutes**

**Monday | June 21, 2021 | 6:00 PM**

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

**CALL TO ORDER: 6:10 PM**

**Roll Call was taken**

MEMBERS PRESENT: JR Donelson (Chair)

Josh Nave (Vice Chair)

Tom Holland

Lance Whisman

Steve Hobbs

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

Donna Crawford, Secretary, Assistant City Planner

Approval of Minutes | Planning Commission Mtg. | May 17, 2021

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

Mr. Donelson – Yes

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Nave – Abstain

Mr. Whisman - Abstain

Motion Approved

**Mr. Donelson introduced the first item for Public Hearing which was Dollar General Preliminary and Final Plat, case number BXPT-21.02**

Mr. Alan Betchan of AAB Engineering presented and called attention to the change of moving the drive to the south on the property to consolidate the Mutual Access for possible future commercial projects.

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

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson – Yes

Mr. Whisman – Yes

Mr. Hobbs - Yes

Motion Approved

**Mr. Donelson introduced the second item for Public Hearing which was Select Design, case number BXZO-21.08 Rezone**

Mr. Donelson stated, let the record show public notice has been posted, verified by Donna Crawford, secretary.

Ms. Back presented the rezone explaining that the designation of Flood District is not one our zoning code recognizes and it is a carry-over from when the property was in Tulsa County and not our city limits. Ms. Back also indicated the applicant has requested a plat waiver. Mr. Donelson asked if this was considered a clean-up and bookkeeping action, Ms. Back responded, yes. Mr. Nave asked if property was privately owned which Ms. Back answered yes.

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

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson – Yes

Mr. Hobbs – Yes

Mr. Whisman - Yes

Motion Approved

**Mr. Donelson introduced the third item for Public Hearing which was Faubert, case number BXZO-21.10 Rezone**

Ms. Back pointed out the different zoning on the parcel of land and indicated that this too was basically a clean-up. Mr. Whisman noted that down zoning isn't usual and the Commercial General was shrinking and that area was abutting to agriculture and questioned if that was okay. Ms. Back explained with how the property is being used, the buffer isn't perfect but it works. Mr. Whisman commented that current usage seems to dictate the use. Mr. Nave asked if he was looking at the Comp Plan correctly and Ms. Back explained, with the rezone and amendment application to the Comprehensive Plan, also known as Future Land Use Amendment, is in alignment with the plan. Mr. Donelson pointed out with the activity taking place along the 171<sup>st</sup> corridor the use of the land is following good practice.

Mr. Whisman made motion to approve with staff recommendation and comments with the understanding that the downzoning being done so it meets the use of the land. Mr. Holland seconded the motion

Mr. Donelson – Yes

Mr. Nave – Yes

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

Motion Approved

New Business – None

Meeting Adjourned at 6:29 pm