

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, January 8, 2018

The Owasso Planning Commission met in regular session on Monday, January 8, 2018 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 3:00 pm on January 3, 2018.

ITEM 1. CALL TO ORDER

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

ITEM 2. Flag Salute

ITEM 3. Roll Call

PRESENT

David Vines
Dr. Paul Loving
Tim Miller
David Horton

ABSENT

Chad Balthrop

A quorum was declared present.

STAFF

Marsha Hensley
Karl Fritschen
Daniel Dearing
Bronce Stephenson
Morgan Pemberton

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

ITEM 5. Approval of Minutes from December 11, 2017 Regular Meeting.

The Commission reviewed the minutes.

Mr. Miller moved, seconded by Mr. Horton, to approve the minutes from the December 11, 2017 Regular Meeting.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 6. **Rezoning OZ 17-09 – Kourfis Properties, LLC** – Consideration and appropriate action relating to the request for the review of a rezoning request. The subject property contains 7.76 +/- acres. The property is generally located on the southeast corner of E 89th St N and N Mingo Rd, Owasso, OK. The applicant is requesting a rezoning from RS-3 (Residential

OWASSO PLANNING COMMISSION

January 8, 2017¹⁸

Page No. 2

Single-Family High Density) to RNX (Residential Neighborhood Mixed) within existing PUD-9, Bailey Ranch Golf & Community Development.

Morgan Pemberton presented the staff report. The property location was described. The applicant is seeking a rezoning from RS-3 (Residential Single-Family High Density) to RNX (Residential Neighborhood Mixed). Staff published the legal notice in the Owasso Reporter and mailed notices to property owners within a 300' radius of the property.

Staff recommends approval of the rezoning request (OZ 17-09).

The Chairperson opened the public meeting. The following are comments made by several surrounding property owners:

Jim Elmore – 9111 N 100 E Ave – Had concerns regarding the change of zoning. Why change the zoning that is in the original document?

Bill Witt – 9025 N 100 E Ave – Why change the zoning? It may cause a lower grade of housing. We spent a lot of money on our houses. Afraid it might change the whole Fairways development. This development may devalue our property.

Martin Keiner – 10308 E 95 St N – When can we see what is planned to be built?

Ken Stangle – 9105 N 100 E Ave – If it was designed as a part of Fairways, why are you changing the zoning? It seems that you have your minds made up.

David Mancuso – 9114 N 100 E Ave – Would like to see the zoning stay RS-3. It was zoned years ago. It sounds like it is going to be three times the density that it should be.

Jill Endicott – 10304 E 91 Cir No – We feel like we are about to jump off a cliff. We never dreamed there could be 93 units on that property, that is too much. Consider keeping the zoning as stands.

Barry Allen – 10302 E 95 St N – Concerns regarding the higher density zoning. There is enough multi-family units around us. Opening up for more multi-family is a big mistake. We all bought our properties for an investment. We are trying to protect our property.

Patsy Spencer – 10005 E 90 Ct N – It will take away from what we have. Would like to see smaller garden homes. If these units are rented it will make the area go down.

Tom Watts – 9810 E 90 Ct N – I understand construction and the value is important. If the right person is involved, I don't have a problem with the project. I trust Staff and City Council that they will protect our investment.

Brooks Pittman with Pitman Poe asked to address the Commissioners. Mr. Pittman stated that senior housing is planned. The excellent quality will be seen at the site plan stage.

Mr. Stephenson explained the difference in the densities. He also stated that the City Staff and the Technical Advisory Committee are very diligent in their reviews of site plans. The Commissioners will review the Final Plat for consideration and recommendations at a later date.

OWASSO PLANNING COMMISSION

January 8, 2017⁸

Page No. 3

Mr. Vines stated that Mr. Kourtis cares about Owasso and cares about his properties. We all will work with Staff to make sure it is a well done project.

The Chairperson closed the public hearing at 6:40 pm.

After a brief discussion, Mr. Vines moved to approve. Mr. Miller seconded the motion, for the approval of rezoning OZ 17-09.

A vote on the motion was recorded as follows:

YEA: Miller, Dr. Loving, Horton, Vines

NAY: None

Motion carried 4-0.

ITEM 7. **Discussion on the Update of the Owasso Zoning Code** – No official action will be taken on this item by the Planning Commission.

ITEM 8. Community Development Report

- Director's Update
- Report on Monthly Building Permit Activity
- Public Works Status Project

ITEM 9. Report on Items from the December 20, 2017 TAC Meeting

- Minor PUD Amendment & Site Plan – the Club Villas @ Bailey Ranch
- Site Plan – Baptist Village – Owasso Memory Care
- Easement Closures – Mingo Crossing

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

YEA: Dr. Loving, Vines, Horton, Miller

NAY: None

Motion carried 4-0 and the meeting was adjourned at 7:45 PM.



Chairperson

Vice Chairperson

February 12, 2018

Date

