

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, January 11, 2021

The Owasso Planning Commission met in regular session on Monday, January 11, 2021 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 11:45am on January 5, 2021.

ITEM 1. CALL TO ORDER

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

ITEM 2. Roll Call

PRESENT	ABSENT
Abhijeet Utturkar	
Chad Balthrop	
Tim Miller	
David Vines	
Dr. Loving	

A quorum was declared present.

STAFF:
Brian Dempster
Karl Fritschen
Marsha Hensley
Alexa Beemer

ITEM 1. Call to Order

ITEM 2. Flag Salute

ITEM 3. Roll Call

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

ITEM 5. Approval of Minutes from December 7, 2020 Regular Meeting.

The Commission reviewed the minutes.

Mr. Miller moved, seconded by Mr. Utturkar, to approve the minutes from the December 7, 2020 Regular Meeting.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 6. **OZ 20-04 Rezoning – Hendricks Property**

Consideration and appropriate action relating to the request of a Rezoning application. The property is located 10010 North 97th East Avenue and is currently zoned AG (Agriculture). The subject property is a 27.9 acre tract and the rezoning request is for 3.9 acres at the southeastern corner of the tract. The applicant is requesting a rezoning of the 3.9 acres to RS-1 (Residential Single-Family Low Density) zoning district. The applicant is also requesting a lot split in order to split the 3.9 acre in half.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the December 16, 2020 meeting with no comments. Staff recommends approval of the rezoning. Ms. Beemer stated that she had received an email from Ms. Janice Harness (9800 N 98th East Ct) opposing the rezoning request (attached). She distributed a copy of the email to the Commissioners. The applicant was present to answer any questions or concerns.

Mr. Miller moved, seconded by Mr. Utturkar, to approve the rezoning OZ 20-04.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 7. **OLS 20-07 Lot Split – Hendricks Property**

Consideration and appropriate action relating to the request for the review of a Lot Split application. The property is located 10010 North 97th East Avenue and is zoned AG (Agriculture). The parent tract is a 27.9 acres in size and the lot split would create a 3.9 acre tract that would be split in half to create two (2) lots, each approximately 1.95 acres in size.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the December 16, 2020 meeting. The applicant was present to answer any questions or concerns. Staff recommends approval of OLS 20-07 Lot Split.

Mr. Miller moved, seconded by Mr. Balthrop, to approve OLS 20-07 Lot Split.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 8. **OLS 20-08 Lot Split – Criterion Project**

Consideration and appropriate action relating to the request for the review of a Lot Split application. The property is located south of 11422 North 134th East Avenue. The proposed lot split would create a lot approximately 1.54 acres in size. The property is zoned CS (Commercial Shopping).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the December 16, 2020 meeting. A representative for the applicant was present to answer any questions or concerns. Staff recommends approval of OLS 20-08 Lot Split.

Mr. Utturkar moved, seconded by Mr. Miller, to approve OLS 20-08 Lot Split, subject to TAC comments and subject to the filing of a MAE instrument.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 9. **Morrow Place Phase II Preliminary/Final Plat**

Consideration and appropriate action relating to the request for the review of a Preliminary/Final Plat application proposing seventy nine (79) Lots on six (6) Blocks on approximately 23.96 acres. The property is located at the southeast corner of the intersection of East 126th Street North and North 129th East Avenue and is zoned RS-3 (Residential Single-Family).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the December 16, 2020 meeting. A representative for the applicant was present to answer any questions or concerns. Staff recommends approval of Final Plat for Morrow Place Phase II. The fence easement was discussed briefly.

Mr. Balthrop moved, seconded by Mr. Miller, to approve the Final Plat for Morrow Place Phase II, subject to TAC and Staff recommendations.

A vote on the motion was recorded as follows:

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

NAY: None

Motion carried 5-0.

ITEM 10. **Trinity Presbyterian Church Final Plat**

Consideration and appropriate action relating to the request for the review of a Final Plat application proposing one (1) Lot in one (1) Block on approximately 14.91 acres. The property is located on the northwest corner of the intersection of East 76th Street North and North Memorial Drive and is zoned O (Office).

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the December 16, 2020 meeting. A representative for the applicant was present to answer any questions or concerns. Staff recommends approval of Final Plat for Trinity Presbyterian Church. Mr. Vines expressed his appreciation for the fast turnaround after Technical Advisory Committee comments.

Mr. Miller moved, seconded by Mr. Balthrop, to approve the Final Plat for Trinity Presbyterian Church, subject to TAC and Staff recommendations.

A vote on the motion was recorded as follows:

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

NAY: None

Motion carried 5-0.

ITEM 11. **Warren Clinic Partial Plat Vacation**

Consideration and appropriate action relating to the request for the review of a Partial Plat Vacation application proposing a portion of Lot 1, Block 1 of Crossroads Christian Center to be vacated. The total acreage to be vacated is 3.080 acres. The subject property is located north and east of the northeast corner of US-169 and East 116th Street North and is zoned CS (Commercial Shopping).

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the December 16, 2020 meeting. A representative for the applicant was present to answer any questions or concerns. Staff recommends approval of the Partial Plat Vacation for Warren Clinic.

Mr. Utturkar moved, seconded by Mr. Balthrop, to approve the Partial Plat Vacation, subject to TAC and Staff recommendations.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 12. Community Development Report

- Director's Update
- Report on Monthly Building Report

ITEM 13. Report on Items from the December 16, 2020 TAC Meeting

- OZ 20-04 Rezoning – Hendricks Property
- OLS 20-07 Lot Split – Hendricks Property
- OLS 20-08 Lot Split – Criterion Project
- Morrow Place Phase II Preliminary/Final Plat
- Trinity Presbyterian Church Final Plat
- Warren Clinic Plat Vacation
- Site Plan – Reunion at Owasso

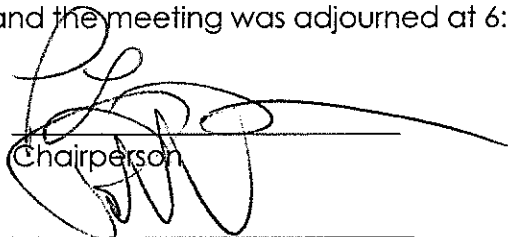
ITEM 14. Report from Planning Commissioners

ITEM 15. New Business

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

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

Motion carried 5-0 and the meeting was adjourned at 6:40 pm.



Chairperson

Vice Chairperson

February 8, 2021
Date

Beemer, Alexa

From: Janice <tachee11@aol.com>
Sent: Tuesday, January 05, 2021 1:29 PM
To: Beemer, Alexa
Subject: RE: Input RE: Rezoning request-OZ 20-04 from Jay and Janice Harness-9800 N 98th East Ct, Owasso, OK
Attachments: Greenbelt view.jpg
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Beemer,

Thanks so much for your assistance with regard to the rezoning request OZ 20-04. I appreciate the City of Owasso bringing this request to our attention. We live at 9800 N 98th East Ct. which is the property directly across the street to the East of the subject property. We purchased this house 5 years ago primarily because of the greenbelt view afforded to us looking out our back windows and sitting in our back yard. We currently have an unobstructed greenbelt view which is quite valuable in any real estate market and something upon which we personally place a great amount of value. The new addition, Mingo Crossing, just N of our property on the E side of 97th St. has signage in front of the addition advertising "Greenbelt Views" and I have attached a picture with this email. In consulting a variety of real estate professionals I was able to determine that a greenbelt view is worth 5-10% of the market value of our home. Our home is currently valued at approximately 200,000. Should we lose the greenbelt view we would likely put our home on the market and no longer be able to market the view to another buyer. If the rezoning request is approved we have no control over who purchases the property nor any idea how much deforestation would occur to build whatever structures a buyer could desire to build nor any control of the elevation of those structures. It is common for developers to go into a new addition and totally destroy the existing landscape which would be completely unacceptable to us as would any elevated structure taking our view. It is anticipated that any structures would be forced into our view by the inability of a buyer to build further back to the west due to the regulatory floodway at the west side of the subject property. We request that the rezoning request be denied. Should the rezoning request be approved we will seek legal remedy.

Thank you for your time and consideration. Please feel free to contact us at any time.

Warm Regards,
Jay and Janice Harness
9800 N 98th East Ct
Owasso, OK 74055
918.440.3940

