

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, February 8, 2021

The Owasso Planning Commission met in regular session on Monday, February 8, 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 February 4, 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	Tim Miller
Chad Balthrop	
Dr. Loving	
David Vines	

A quorum was declared present.

STAFF:
Brian Dempster
Karl Fritschen
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 – Honesty

ITEM 5. Approval of Minutes from January 11, 2021 Regular Meeting.

The Commission reviewed the minutes.

Mr. Balthrop moved, seconded by Mr. Mr. Utturkar, to approve the minutes from the January 11, 2021 Regular Meeting.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 6. **SUP 20-04 – Criterion Project**

Consideration and appropriate action relating to the request for the review of a Specific Use Permit (SUP) to allow a building height greater than thirty-six (36) feet. The general location is south of 11422 North 134th East Avenue and is approximately 1.54 acres. The property is zoned Commercial Shopping (CS).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the January 20, 2021 meeting. Staff recommends approval of the Specific Use Permit (SUP 20-04). A representative for the applicant was present to answer any questions or address any concerns.

Dr. Loving asked if there was anybody that would like to speak on this SUP request. Ms. Deb Burns (11201 North 133rd East Avenue) stated that she wants to keep the value of her property and wants to make sure their rights are protected. Ms. Burns also expressed concerns with the possibility of water run off issues.

Mr. Vines moved, seconded by Mr. Balthrop, to approve SUP 20-04, subject to TAC and Staff comments.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 7. **SUP 21-01 – Trinity Presbyterian Church**

Consideration and appropriate action relating to the request for the review of a Specific Use Permit (SUP) to allow a building height greater than thirty-six (36) feet. The general location of the property is the northwest corner of East 76th Street North and Memorial Drive and is approximately 14.91 acres. The property is zoned Office (O).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the January 20, 2021 meeting. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of Specific Use Permit (SUP 21-01) subject to TAC and Staff recommendations, and subject to the following conditions:

- The signage on the property will be limited to two (2) monument signs, each to not exceed eight (8) feet in height.
- Upon development of the north section of this property, a sidewalk will be required along the entire length of the eastern property line (Memorial Drive).
- A barrier must be placed along the southern edge of the site's detention pond to deter children from entering the pond area. This barrier can consist of either fencing or landscaping.

Dr. Loving asked if there was anybody that would like to speak regarding this SUP request.

Mr. Utturkar moved, seconded by Mr. Balthrop, to approve SUP 21-01, subject to TAC and Staff comments and the above three (3) stated conditions.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 8. **SUP 21-02 – Warren Clinic**

Consideration and appropriate action relating to the request for the review of a Specific Use Permit (SUP) to allow a building height greater than thirty-six (36) feet. The general location of the property is north of 116th Street North and east of Highway US-169. The property is zoned Commercial Shopping (CS).

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Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the January 20, 2021 meeting. No comments were made regarding the SUP request.

Dr. Loving asked if there was anybody that would like to speak regarding this SUP request. Mr. Curtis Casement (610 East Main Street, Collinsville, OK) had concerns with the location of antennas or towers at this location. His family owns property to the north of the subject property. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of Specific Use Permit (SUP 21-02), allowing a building height of 58 feet.

Mr. Balthrop moved, seconded by Mr. Utturkar to approve SUP 21-02, allowing a building height of 58 height.

A vote on the motion was recorded as follows:

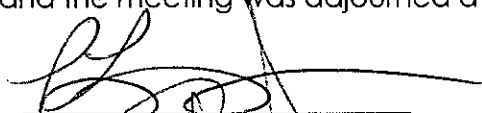
YEA: Mr. Utturkar, Dr. Loving, Mr. Vines, Mr. Balthrop
NAY: None

Motion carried 4-0.

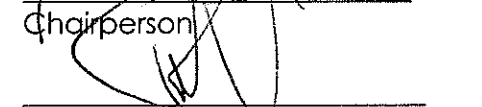
- ITEM 9. Community Development Report
- Director's Update
 - Report on Monthly Building Report
- ITEM 10. Report on Items from the January 20, 2021 TAC Meeting
- Site Plan – Trinity Presbyterian Church
 - Site Plan – Dollar General
 - SUP 20-04 – Criterion Project
 - SUP 21-01 – Trinity Presbyterian Church
 - SUP 21-02 – Warren Clinic
- ITEM 11. Report from Planning Commissioners – Dr. Loving reported on the Capital Improvement Committee most recent meeting.
- ITEM 12. New Business
- ITEM 13. **Adjournment** – Mr. Utturkar moved, seconded by Mr. Balthrop, to adjourn the meeting. A vote on the motion was recorded as follows:

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

Motion carried 4-0 and the meeting was adjourned at 6:35 pm.



Chairperson



Vice Chairperson

March 8, 2021
Date