

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, March 7, 2022

The Owasso Planning Commission met in regular session on Monday, March 7, 2022 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 2:00pm on March 3, 2022.

ITEM 1. CALL TO ORDER

Tim Miller called the meeting to order at 6:00 pm.

ITEM 2. Flag Salute

ITEM 3. Roll Call

PRESENT	ABSENT
David Vines	
Chad Balthrop	
Dr. Loving	
Jeri Moberly-Dotson	
Tim Miller	

A quorum was declared present.

STAFF:

Brian Dempster
Karl Fritschen
Julie Lombardi
Alexa Beemer
Marsha Hensley
Daniel Dearing

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

ITEM 5. Approval of Minutes from February 10, 2022 Regular Meeting.

The Commission reviewed the minutes.

Dr. Loving moved, seconded by Ms. Moberly-Dotson to approve the minutes from the February 10, 2022 Regular Meeting.

A vote on the motion was recorded as follows:

YEA: Mr. Vines, Ms. Moberly-Dotson, Mr. Miller, Dr. Loving, Mr. Balthrop
NAY: None

Motion carried 5-0.

ITEM 6. **SUP 22-01 QuikTrip Carwash – 9600 North Garnett** - Consideration and appropriate action for the review of a Specific Use Permit (SUP) request to allow a carwash addition at a QuikTrip convenience store. The subject property is approximately 2.09 acres and is located at 9600 North Garnett. 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 February 16, 2022 meeting. Staff recommends approval of the Specific Use Permit request. A representative for the applicant was present to answer any questions or address any concerns.

Ms. Moberly-Dotson moved to approve the SUP subject to TAC and Staff comments.

A brief discussion was held regarding the TAC comments referring to the hours of business as being exclusively from 7:00am – 9:00pm. Mr. Vines suggested the TAC comments be corrected (attached) and the motion be amended, The amendment to the TAC notes would state that the wash doors will remain closed while wash is in use between the hours of 9:00pm – 7:00am.

Ms. Moberly-Dotson requested to withdraw the previous motion.

Ms. Moberly-Dotson moved to approve the SUP subject to the amendment of the TAC comments regarding the wash doors remaining closed while in use between 9:00pm – 7:00am. Dr. Loving seconded the motion.

A vote on the motion was recorded as follows:

YEA: Mr. Vines, Ms. Moberly-Dotson, Mr. Miller, Dr. Loving, Mr. Balthrop
NAY: None

Motion carried 5-0.

- ITEM 7. Community Development Report
 - Director's Update
 - Report on Monthly Building Permit Activity

- ITEM 8. Report on Items from the February 16, 2022 TAC Meeting
 - SUP 22-01 QuikTrip Carwash – 9600 North Garnett
 - Site Plan – QuikTrip Carwash Addition
 - Site Plan – Caliber Collision
 - Site Plan – Chick-Fil-A Addition
 - Site Plan – Chipotle Mexican Grill
 - Site Plan – Jordy Joe Coffee Shop
 - Site Plan – Tyner QuadPlex

ITEM 9. Report from Planning Commissioners

ITEM 10. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)

ITEM 11. **Adjournment** – Mr. Miller moved, seconded by Dr. Loving, to adjourn the meeting. A vote on the motion was recorded as follows:

YEA: Mr. Vines, Ms. Moberly-Dotson, Mr. Miller, Dr. Loving, Mr. Balthrop
NAY: None

Motion carried 5-0 and the meeting was adjourned at 6:18 pm.



Chairperson

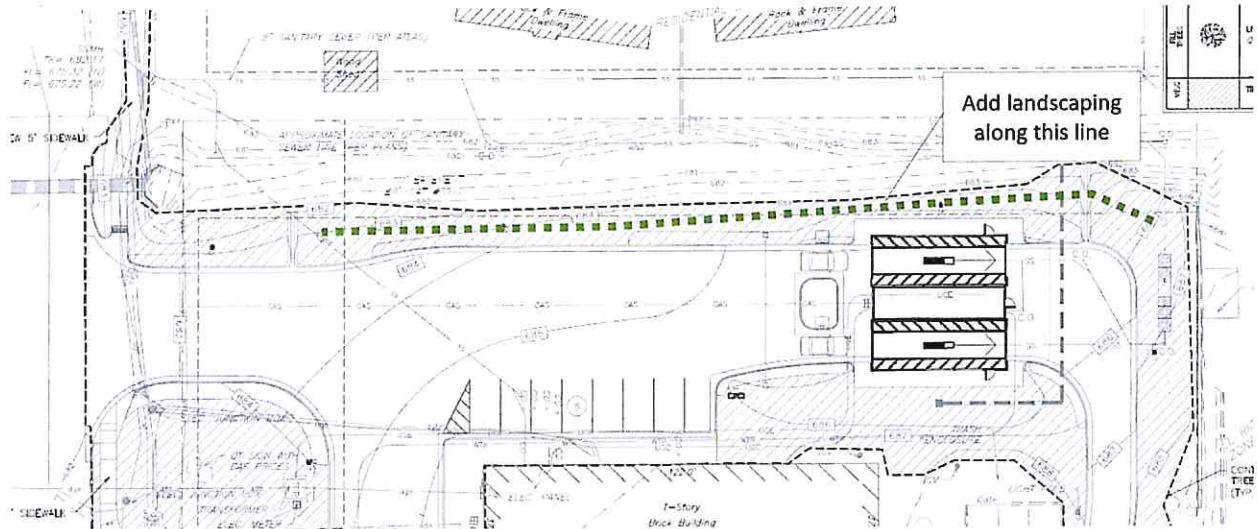


Vice Chairperson

April 11, 2022
Date

1. SUP 22-01 – QuikTrip Carwash – 9600 North Garnett

- Submit specifications on the sound/decibel levels, to verify the facility meets the Owasso Noise Ordinance
- Add landscaping along the western property line, to the edge of the drainage flume/drive off of Garnett. Plant material shall be evergreen shrubs, and reach a mature height of no less than 8' and 4' in height when planted. See below:



- In order to minimize impacts on adjacent properties, wash doors of the carwash will remain closed while in use from 9:00pm – 7:00am
- Note the southernmost Limits of No Access on 96th St No should be closed
- Get with Public Works to discuss the sewer line placement

2. Site Plan – QuikTrip Carwash

- Address all of the above SUP comments, and reflect these changes within the site plan package
- Submit photometric plan
- Submit elevations of the carwash
- Clarify the height of the existing fencing on the west property line and state QuikTrip will be maintaining the fencing. It was difficult to tell from the drawing which fences are existing and those that will be added.
- Show the location of all mechanical equipment (all must be entirely screened)
- Add the following standard language to the Landscape Plan, regarding the landscaping maintenance:
 - Following completion of planning, the property owner is responsible for long-term health and maintenance of all plant material on site. Dead or dying plant material shall be replaced.
 - All trees must be planted at least five feet (5') away from all underground utilities.