

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

The Owasso Planning Commission met in regular session on Monday, March 8, 2021 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 9:45am on March 4, 2021.

ITEM 1. CALL TO ORDER

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

ITEM 2. Flag Salute

ITEM 3. 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
Marsha Hensley

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

ITEM 5. Approval of Minutes from February 8, 2021 Regular Meeting.

The Commission reviewed the minutes.

Mr. Miller moved, seconded by Mr. Utturkar, to approve the minutes from the February 8, 2021 Regular Meeting.

A vote on the motion was recorded as follows:

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

NAY: None

Motion carried 5-0.

ITEM 6. **Final Plat – Garnett Medical Center** - Consideration and appropriate action relating to the request for the review of a Final Plat located at 10304 North Garnett Rd. The subject property is approximately 2.16 acres in size, and is currently zoned Commercial General (CG) under Owasso Planned Unit Development (OPUD) 06-04. The proposed development will consist of a single building that will house an optometrist office.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the February 17, 2021 meeting. Staff recommends approval of the Final Plat for Garnett Medical Center. A representative for the applicant was present to answer any questions or address any concerns.

Mr. Miller moved, seconded by Mr. Utturkar, to approve the Final Plat, subject to TAC comments.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 7. **Final Plat – Presley Hollow** – Consideration and appropriate action relating to the request for the review of a Final Plat proposing one hundred ninety-seven (197) lots on twelve (12) blocks. The property is generally located on the north side of East 76th Street North approximately ½ mile east of North 145th East Avenue. The subject property is approximately 66.85 acres in size and is zoned Residential Single-Family (RS-3) under PUD 16-04.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the February 17, 2021 meeting. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of the Final Plat for Presley Hollow, subject to TAC and Staff recommendations.

Mr. Miller questioned the need for private streets. Mr. Dempster reply that the HOA will be responsible for the maintenance of the private streets.

Mr. Balthrop moved, seconded by Mr. Miller, to approve the Final Plat, subject to TAC comments.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 8. **Final Plat – Lissau Landing** - Consideration and appropriate action relating to the request for the review of a Final Plat proposing one (1) lot on one (1) block. The property is located at 11610 N 137th East Avenue. The subject property is approximately 11.48 acres in size and is zoned Commercial Shopping (CS). The proposed use on the property is a medical clinic.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the February 17, 2021 meeting. Staff recommends approval of the Final Plat for Lissau Landing. A representative for the applicant was present to answer any questions or address any concerns.

Mr. Vines moved, seconded by Mr. Utturkar, to approve the Final Plat, subject to TAC comments and subject to the submission of a letter stating that the proposed new frontage road will be dedicated. Also subject to the following addition staff conditions:

- The ownership block to reflect the current owner of the property rather than future owner.
- A notation that the front building setbacks are 10 feet per the US-169 Overlay.
- Change the utility easements along the eastern boundary as depicted on March 8, 2021 revised submittal.
- Add a note to the plat that all access points along the internal road shall meet the City of Owasso driveway spacing requirements.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 9. **OLS 21-01 - Lot Split** - Consideration and appropriate action relating to the request for the review of a Lot Split request. The proposed lot split would split the parent tract into two (2) separate tracts. The proposed Tract "B" would be approximately 0.8136 acres in size and Tract "C" would be approximately 0.845 acres in size. The general location of the property is 9349 North 129th East Avenue and is zoned Agriculture (AG) and Commercial Shopping (CS). A Rezoning request accompanies this Lot Split request.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the February 17, 2021 meeting. Staff recommends approval of the Lot Split. A representative for the applicant was present to answer any questions or address any concerns.

Mr. Miller moved, seconded by Mr. Balthrop, to approve the Lot split, subject to TAC comments and the submittal of a recorded MAE.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 10. **OZ 21-02 - Rezoning** – Consideration and appropriate action relating to the request for the review of a Rezoning request. The general location of the property is 9349 North 129th East Avenue and is approximately 0.72 acres in size. The applicant is requesting a rezoning from Agriculture (AG) zoning to Commercial Shopping (CS).

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the February 17, 2021 meeting. Staff recommends approval of the Rezoning. A representative for the applicant was present to answer any questions or address any concerns.

Mr. Balthrop moved, seconded by Mr. Utturkar, to approve the Rezoning the property from Agriculture (AG) to Commercial Shopping (CS), subject to TAC comments.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

- ITEM 11. **OA 21-01/OZ 21-01 – Annexation/Rezoning** – Consideration and appropriate action relating to the request for the review of an Annexation and Rezoning request. The general location of the property is the southwest corner of East 106th Street North and North 135th East Avenue and is approximately 4.19 acres in size. If approved the subject property will be brought into the City Limits of Owasso as Commercial Shopping (CS).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the February 17, 2021 meeting. No comments were made. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of the Annexation request (OA 21-01), annexing the subject property with an assigned zoning of Commercial Shopping (CS) via rezoning request OZ 21-01

Mr. Miller moved, seconded by Dr. Loving, to approve the OA 21-01/OZ 21-01.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

- ITEM 12 Community Development Report
- Director's Update – Mr. Dempster praised the Planners for their diligence with this month's cases.
 - Report on Monthly Building Report

- ITEM 13. Report on Items from the February 17, 2021 TAC Meeting
- Site Plan – Dental Depot
 - Site Plan – Vision Source
 - Final Plat – Garnett Medical Center
 - Final Plat – Presley Hollow
 - Final Plat – Lissau Landing
 - OLS 21-01 – Lot Split, Owasso Assembly of God
 - OZ 21-02 – Rezoning, Owasso Assembly of God
 - OA 21-01/OZ 21-01 – Annexation/Rezoning
 - Easement Closures – Owasso Medical Campus

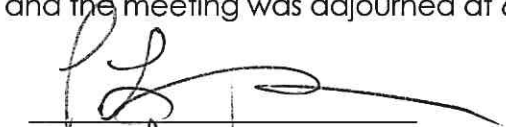
ITEM 14. Report from Planning Commissioners

ITEM 15. New Business


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

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

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



Chairperson



Vice Chairperson

May 10, 2021
Date