

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, June 8, 2020

The Owasso Planning Commission met in regular session on Monday, June 8, 2020 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 11:45am on June 4, 2020.

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
Tim Miller	David Horton
Chad Balthrop	
Dr. Loving	
David Vines	

A quorum was declared present.

STAFF:
Brian Dempster
Marsha Hensley
Alexa Beemer
Karl Fritschen
Julie Lombardi

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

ITEM 5. Approval of Minutes from May 11, 2020 Regular Meeting.

The Commission reviewed the minutes.

Mr. Miller moved, seconded by Mr. Balthrop, to approve the minutes from the May 11, 2020 Regular Meeting.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 6. **OPUD 20-01/OZ 20-01 – Owasso Assisted Living Center**
Consideration and appropriate action relating to the request for the review of a Planned Unit Development (PUD) with the underlying zoning of CS (Commercial Shopping) and RM (Residential Multi-family). Development Area A is approximately 2.670 acres and Development Area B is approximately 5.743 acres. The subject property is located at 12525 E 116th St N.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the April 15, 2020 meeting. Staff recommends approval of the planned unit development and the rezoning request. A representative was present to answer any questions.

Mr. Vines stated that the signs on E 116th St No will need a sign permit. Also discussed was the possibility of escrowing the sidewalks along N 126th E Ave. Mr. Eric Enyart with Tanner Consulting thanked the Commissioners for the review of this request. Mr. Enyart stated that the client will not have a problem adding the language regarding the sidewalk escrow and will submit a sign permit when needed.

Mr. Vines moved, seconded by Mr. Balthrop to approve the PUD 20-01/OZ 20-01 subject to any Staff and/or TAC recommendations. Also subject to adding the language regarding the required sidewalks along N 126th E Ave will be escrowed.

A vote on the motion was recorded as follows:

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

Motion carried 4-0

ITEM 7. **OA 20-02/OZ 20-02 Annexation/Rezoning**

Consideration and appropriate action relating to the request for the review of an annexation and rezoning of approximately 4 acres, more or less. The subject property is located at 12901 & 12925 E 76th St N, (Lot 7 & Lot 8, Block 4, Graceland Acres). The property has a current Tulsa County zoning of RE (Residential Estate) and is requesting CS (Commercial Shopping) zoning.

Mr. Miller asked to be recused from this item. Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the May 20, 2020 meeting. Mr. Fritschen stated that it has come to Staff's attention that there was compensation paid for to homeowners for their time and expense to obtain the signatures to release the private covenants for an amendment of the Deed of Dedication of Graceland Acres. The amendment was filed with the Tulsa County Clerk on January 21, 2020. Staff recommends approval of the annexation/rezoning. A representative for the applicant was present to answer any questions.

There were a few citizens present that requested to address the Commissioners. The public meeting was opened for speakers at 6:20 pm.

Terry Rowan – 12935 E 76th St No – He has lived in Owasso for 50 years. He has seen the failures with entrances in other locations. What does CS zoning cover? Opposes apartments and has drainage concerns. Opposes the commercial zoning and is concerned with the lack of privacy if commercial goes at that corner. H feels his property value will lessen. Stated that It is not ethical to obtain signatures for money for the amendment.

Liz Dougherty – 12912 E 77th St No – She lives behind the subject property. She is opposed to the CS zoning. Has lived in Owasso for 18 years and values this town and the value we have on our homes. It is too close to our house and we will lose our privacy. The noise and traffic would affect our lives and will increase crime and lower our property values.

Michael Ames – 13000 E 77 St No – He has lived here for 20 years. Receiving compensation for the homeowner's signature is not ethical. We are supposed to be a city of character. Opposes to the commercial zoning. It doesn't fit the Owasso City of Character program.

Lou Reynolds – 2727 E 21 St – Mr. Reynolds was present to represent the applicant. He stated that the Owasso Land Use Master Plan has always shown this property as commercial zoning. Traffic should not be an issue, there are four lanes on N 129th E Ave and four lanes on E 76th St No. The property to the south and west is zoned commercial. Annexing and building within the city limits of Owasso is much better than building in Tulsa County, much higher standards in Owasso. Owasso subdivision regulations are very strict. The storm water runoff is not allowed to change. The

compensation is due to the consideration for the resident's time and efforts. He requests that the annexation and rezoning be approved.

Discussion was held regarding the site plan review. Mr. Dempster stated that the city has laws regarding drainage and strict codes regarding buffering, lighting and fencing to adjacent properties.

The public meeting was closed at 6:50 pm.

Mr. Vines requested that anybody that wanted to be notified when the site plan is submitted should leave their contact information with Ms. Hensley.

Mr. Vines moved, seconded by Mr. Balthrop, to approve the annexation/rezoning request, subject to any Staff and/or TAC recommendations.

A vote on the motion was recorded as follows:

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

Motion carried 3-0

- ITEM 8. Community Development Report
- Director's Update
 - Report on Monthly Building Permit Activity
- ITEM 9. Report on Items from the May 20, 2020 TAC Meeting
- Easement Closure – Rejoice Christian School
 - Annexation/Rezoning OA 20-02/OZ 20-02
 - Preliminary Plat Owasso Assisted Living Center
 - Site Plan – The Villages @ New Leaf
 - Site Plan – Chinowth & Cohen Realtors

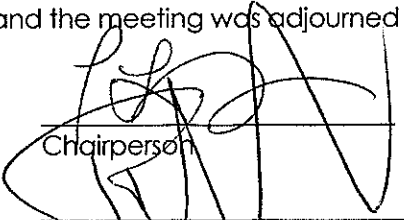
ITEM 10. Report from Planning Commissioners

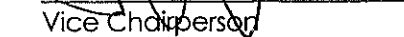
ITEM 11. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda).

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

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

Motion carried 4-0 and the meeting was adjourned at 7:05 pm.


Chairperson


Vice Chairperson

July 13, 2020
Date