

OWASSO PLANNING COMMISSION
MINUTES OF SPECIAL MEETING
Monday, June 20, 2022

The Owasso Planning Commission met in special session on Monday, June 20, 2022 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 12:00pm on June 14, 2022.

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
David Vines
Chad Balthrop
Dr. Loving

ABSENT
Tim Miller

A quorum was declared present.

STAFF:

Karl Fritschen
Brian Dempster
Julie Lombardi
Alexa Beemer
Marsha Hensley

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

ITEM 5. Approval of Minutes from May 9, 2022 Regular Meeting.

The Commission reviewed the minutes.

Mr. Balthrop moved, seconded by Mr. Vines to approve the minutes from the May 9, 2022 Regular Meeting.

A vote on the motion was recorded as follows:

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

Motion carried 3-0.

ITEM 6. **Preliminary/Final Plat – 13001 East 116th Street North, CVP** – Consideration and appropriate action for the review of a request for a Preliminary/Final Plat that is located just east of the northeast corner of the intersection of East 116th Street North and North 129th East Avenue and is approximately 0.826 acres. The property is zoned Commercial Shopping (CS) under PUD 05-02A and is within the US-169 Overlay District.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the May 18, 2022 meeting. Staff recommends approval of the Preliminary/Final Plat. A representative for the applicant was present.

Mr. Vines asked if the detention was noted. Ms. Beemer stated that it was noted in the Deed of Dedications.

Mr. Balthrop moved to approve the Preliminary Plat for CVP subject to TAC and Staff comments. Dr. Loving seconded the motion.

A vote on the motion was recorded as follows:

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

Motion carried 3-0.

Mr. Balthrop moved to approve the Final Plat for CVP subject to TAC and Staff comments. Dr. Loving seconded the motion.

A vote on the motion was recorded as follows:

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

Motion carried 3-0.

ITEM 7. **Preliminary/Final Plat – 10596 North Owasso Expressway, Caffeine Corner** - Consideration and appropriate action for the review of a of a request for a Preliminary/Final Plat that is located at the southeastern corner at the intersection of East 106th Street North and US 169 and is approximately 0.638 acres. The property is zoned Commercial Shopping (CS) under PUD 18 and is within the US-169 Overlay District.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the May 18, 2022 meeting. Staff recommends approval of the Preliminary/Final Plat. The owner of the property was present to answer any questions or concerns.

Mr. Vines asked if the detention was noted. Ms. Beemer stated that it was noted in the Deed of Dedications.

Mr. Vines moved to approve the Preliminary Plat for Caffeine Corner subject to Staff and TAC comments. Mr. Balthrop seconded the motion.

A vote on the motion was recorded as follows:

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

Motion carried 3-0.

Mr. Balthrop moved to approve the Final Plat for Caffeine Corner subject to Staff and TAC comments. Dr. Loving seconded the motion.

A vote on the motion was recorded as follows:

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

Motion carried 3-0.

ITEM 8.

OLS 22-05 Lot Split – 13100 East 126th Street North, Morrow Place III –Consideration and appropriate action for the review of a request for a Lot Split proposing to split a 0.54 acre tract (Tract 1) from a 3.99 parent tract, leaving a 3.45 acre tract (Tract 2). The property is located at 13100 East 126th Street North, Collinsville, OK and is zoned Residential Single-Family (RS-3) under PUD 05-02A.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the May 18, 2022 meeting. Staff recommends approval of the Lot Split for Morrow Place III. A representative for the applicant was present to answer any questions or concerns.

Mr. Vines moved to approve the Lot Split OLS 22-05, subject to Staff and TAC comments. Mr. Balthrop seconded the motion.

A vote on the motion was recorded as follows:

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

NAY: None

Motion carried 3-0.

ITEM 9.

SUP 22-02 – 10927 East 106th Street North, Ground Passenger Transportation Facility – Consideration and appropriate action for the review of a request for a Specific Use Permit for M Coach USA, Inc., a proposed office development and a ground passenger transportation facility. The property is located at 10927 East 106th Street North and is approximately 4.98 acres. The property is zoned Commercial Shopping (CS).

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the May 18, 2022 meeting. Staff recommends approval of SUP 22-02, to allow a Ground Passenger Transportation Facility. A representative for the applicant was present to answer any questions or concerns.

A brief discussion was held regarding access to the northern portion of the property. The mutual access easement should be shown at the platting stages.

Mr. Vines moved to approve SUP 22-02, subject to Staff and TAC comments and also subject to the creation of a mutual access easement into the northern portion of the property. The mutual access easement shall be shown at the platting stages. Mr. Balthrop seconded the motion.

A vote on the motion was recorded as follows:

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

NAY: None

Motion carried 3-0.

ITEM 10.

Community Development Report

- Director's Update
- Report on Monthly Building Permit Activity

ITEM 11.

Report on Items from the May 18, 2022 TAC Meeting

- Final Plat – 13001 East 116th Street North, CVP
- Final Plat - 10596 North Owasso Expressway, Caffeine Corner
- OLS 22-04 – Lot Split, Morrow Place III
- SUP22-02 – 10927 East 106th Street North, Ground Transportation Facility
- Site Plan – 203 West 1st Street, Britton Flats
- Site Plan – East 86th Street North & Memorial Drive, Casa Del Mar

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- ITEM 12. Report from Planning Commissioners
- ITEM 13. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)
- ITEM 14. **Adjournment** – Mr. Balthrop moved, seconded by Mr. Vines, to adjourn the meeting. A vote on the motion was recorded as follows:

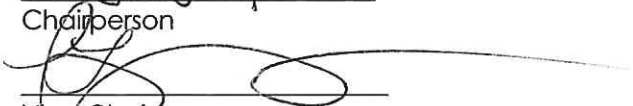
YEA: Mr. Vines, Dr. Loving, Mr. Balthrop

NAY: None

Motion carried 3-0 and the meeting was adjourned at 6:30 pm.



Chairperson



Vice Chairperson

July 11, 2022

Date