

OWASSO PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
Monday, July 11, 2022

The Owasso Planning Commission met in regular session on Monday, July 11, 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 July 7, 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

David Vines  
Dr. Loving  
Tim Miller  
David Smith

ABSENT

Chad Balthrop

A quorum was declared present.

STAFF:

Karl Fritschen  
Julie Lombardi  
Daniel Dearing  
Brian Dempster  
Marsha Hensley

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

ITEM 5. Approval of Minutes from June 20, 2022 Special Meeting.

The Commission reviewed the minutes.

Dr. Loving moved, seconded by Mr. Vines to approve the minutes from the June 20, 2022 Special Meeting.

A vote on the motion was recorded as follows:

YEA: Mr. Vines, Mr. Miller, Dr. Loving, Mr. Smith

NAY: None

Motion carried 4-0.

ITEM 6. **Election of Planning Commission Chairperson**

The by-laws of the Owasso Planning Commission state that the Commission shall have a chairperson and vice-chairperson, and the election of said officers shall be held annually at the first meeting of the Commission after July 1 of each year.

The Chair opened the floor for nominations for Chairperson. Dr. Loving nominated Mr. Miller, with the nomination being seconded by Mr. Vines. Hearing no further nominations,

A vote on the motion was recorded as follows:

YEA: Mr. Vines, Mr. Miller, Dr. Loving, Mr. Smith

NAY: None

Motion carried 4-0.

ITEM 7. **Election of Planning Commission Vice Chairperson**

The Chair opened the floor for nominations for Vice-Chairperson. Mr. Miller nominated Dr. Loving, with the nomination being seconded by Mr. Vines. Hearing no further nominations,

A vote on the motion was recorded as follows:

YEA: Mr. Vines, Mr. Miller, Dr. Loving, Mr. Smith

NAY: None

Motion carried 4-0.

ITEM 8. **OZ 22-04 – Rezoning, 501 North Carlsbad** - Review of a request to rezone from Residential Single-family (RS-3) zoning to Residential Multi-family (RM) zoning. The property is located at 501 North Carlsbad, Owasso, OK and is approximately 2.08 acres.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 15, 2022 meeting. Staff recommends approval of the Rezoning. Mr. Vines disclaimed that he was the owner of the subject property in the 1970's, but does not have any financial ties to the property.

Mr. Miller moved to approve the Rezoning OZ 22-04, Dr. Loving seconded the motion.

A vote on the motion was recorded as follows:

YEA: Mr. Vines, Mr. Miller, Dr. Loving, Mr. Smith

NAY: None

Motion carried 4-0.

ITEM 9. **OZ 22-05 – PUD Abandonment and Rezoning, 12525 East 116<sup>th</sup> Street North** - Review of a request to abandon PUD 20-01, and to rezone the entire property to Commercial Shopping (CS) zoning. The property is located at 12525 East 116<sup>th</sup> Street North, Owasso, OK and is approximately 7.652 acres. The property is currently zoned Commercial Shopping and Residential Multi-family (RM)

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 15, 2022 meeting. Staff recommends approval of the Rezoning. A representative for the owner of the property was present to answer any questions or concerns.

Mr. Vines moved to approve the Rezoning OZ 22-05, Mr. Miller seconded the motion.

A vote on the motion was recorded as follows:

YEA: Mr. Vines, Mr. Miller, Dr. Loving, Mr. Smith

NAY: None

Motion carried 4-0.

- ITEM 10. **OZ 22-06 – Rezoning, East 86<sup>th</sup> Street North & North 136<sup>th</sup> East Avenue, ROC**  
**Owasso-** Review of a request to rezone from Office (O) zoning to Commercial Shopping (CS) zoning. The property is located at East 86<sup>th</sup> Street North and North 137<sup>th</sup> East Avenue and is approximately 2.46 acres.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 15, 2022 meeting. Staff recommends approval of the Rezoning. A Representative for the owner of the property was present to answer any questions or concerns.

Mr. Miller moved to approve the Rezoning OZ 22-06, Mr. Smith seconded the motion.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

- ITEM 11. **Preliminary Plat – 7102 North Owasso Expressway, 5<sup>th</sup> Avenue Business Park –**  
Review of a Preliminary Plat located at East 5<sup>th</sup> Avenue and US-169 proposing two (2) lots on one (1) block. The property is approximately 10.484 acres and is zoned Industrial Light (IL).

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 15, 2022 meeting. Staff recommends approval of the Preliminary Plat. A representative for the owner of the property was present to answer any questions or concerns. There was brief discussion regarding the floodplain channel and FEMA paperwork.

Mr. Miller moved to approve the Preliminary Plat subject to TAC and Staff comments. Also subject to the addition of the following verbiage to the DoD page:

Add the standard landscape language to the DoD page:

1. 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.
2. All trees must be planted at least five feet (5') away from all underground utilities.

Mr. Vines seconded the motion.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

- ITEM 12. **Preliminary Plat – Red Bud Village** – Review of a Preliminary Plat located just north of the Tulsa Tech College campus at 10800 North 137<sup>th</sup> East Avenue comprising of approximately 51.43 acres. The property is zoned Commercial Shopping (CS) and Residential Multi-family (RM) under PUD 21-01 and is within the US-169 Overlay District.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 15, 2022 meeting. Staff recommends approval of the Preliminary Plat. A representative for the owner of the property was present to answer any questions or concerns.

Dr. Loving moved to approve the Preliminary Plat subject to TAC and Staff comments. Also subject to the addition of the following verbiage to the DoD page:

Add the standard landscape language to the DoD page:

1. 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.
2. All trees must be planted at least five feet (5') away from all underground utilities.

Mr. Miller seconded the motion.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 13. **OLS 22-06 - Lot Split, East 86<sup>th</sup> Street North & North 136<sup>th</sup> East Avenue, ROC Owasso**  
Review of a Lot Split request proposing to split a 2.46 acre tract into two (2) 1.23 acre lots. The property is currently zoned Office (O), however a concurrent rezoning request has been submitted to rezone the subject property to Commercial Shopping (CS). The above Rezoning request OZ 22-06, accompanies this Lot Split request.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 15, 2022 meeting. Staff recommends approval of the Lot Split. A representative for the owner of the property was present to answer any questions or concerns.

Mr. Miller moved to approve the Lot Split OLS 22-06, subject to TAC and Staff comments. Also subject to the filing of the required MAE and the lot combination deed. Mr. Vines seconded the motion.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 14. **OLS 22-07 – Lot Split, 113 North Atlanta Street - Tyner Homes** - Review of a Lot Split request proposing to split a 0.24 acre tract into two (2) 0.12 acre lots. 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 June 15, 2022 meeting. Staff recommends approval of the Lot Split. The owner of the property was present to answer any questions or concerns. Mr.

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Vines disclaimed that he was the owner of the subject property in the 1970's, but does not have any financial ties to the property.

Mr. Miller moved to approve the Lot Split OLS 22-07, subject to TAC and Staff comments, Mr. Smith seconded the motion.

A vote on the motion was recorded as follows:

YEA: Mr. Vines, Mr. Miller, Dr. Loving, Mr. Smith

NAY: None

Motion carried 4-0.

ITEM 15. Community Development Report

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

ITEM 16. Report on Items from the March 16, 2022 TAC Meeting

- OZ 22-04 – Rezoning, 501 North Carlsbad
- OZ 22-05 – PUD Abandonment to Rezoning, 12525 East 106<sup>th</sup> Street North
- OZ 22-06 – Rezoning, East 86<sup>th</sup> Street North & North 136<sup>th</sup> East Avenue
- Preliminary Plat – 7102 North Owasso Expressway, 5<sup>th</sup> Avenue Business Park
- Preliminary Plat – Red Bud Village
- OLS 22-06 – Lot Split, East 86<sup>th</sup> Street North, ROC Owasso
- OLS 22-07 – Lot Split, 113 North Atlanta, Tyner Homes
- Site Plan – Smith Farm Village, Hawaiian Bros
- Site Plan - East 106<sup>th</sup> Street North & US-169, Roots Coffee
- Site Plan – 5<sup>th</sup> Avenue Business Park

ITEM 17. Report from Planning Commissioners

ITEM 18. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)


ITEM 19. **Adjournment** – Dr. Loving moved, seconded by Mr. Miller, to adjourn the meeting. A vote on the motion was recorded as follows:

YEA: Mr. Vines, Mr. Miller, Dr. Loving, Mr. Smith

NAY: None

Motion carried 4-0 and the meeting was adjourned at 6:45 pm.

  
Chairperson

  
Vice Chairperson

August 8, 2022  
Date