

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, August 9, 2021

The Owasso Planning Commission met in regular session on Monday, August 9, 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 August 4, 2021.

ITEM 1. CALL TO ORDER

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

ITEM 2. Flag Salute

ITEM 3. Roll Call

PRESENT

Dr. Loving
Tim Miller
David Vines
Jeri Moberly

ABSENT

Chad Balthrop

A quorum was declared present.

STAFF:

Brian Dempster
Karl Fritschen
Dwayne Henderson
Alexa Beemer
Marsha Hensley

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

ITEM 5. Approval of Minutes from July 12, 2021 Regular Meeting.

The Commission reviewed the minutes.

Dr. Loving moved, seconded by Mr. Vines to approve the minutes from the July 12, 2021 Regular Meeting.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller
ABSTAIN: Ms. Moberly
NAY: None

Motion carried 3-1.

ITEM 6. **OPUD 21-02/OZ 21-05 – Smith Farm Village** - Consideration and appropriate action relating to the request for the approval of a Planned Unit Development (PUD) with the underlying zoning of CS (Commercial Shopping) and RNX (Residential Neighborhood Mixed). The subject property is generally located at the southeast corner of the intersection of East 96th Street North and North Garnett Road. The subject property is 33.9651 acres and is zoned AG (Agriculture).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the July 21, 2021 meeting. Staff recommends approval of the PUD/rezoning request. A representative for the applicant was present to answer any questions or address any concerns.

Mr. Rickey Hayes with Retail Attractions, LLC stated that he represents the commercial developer and would be happy to answer any questions the Commissioners may have. The use of the private streets within the residential portion was discussed. Mr. Nathan Cross, a representative for Capital Homes, explained that the residential portion will be owned by one, single owner and the concept of private streets makes more sense.

Dr. Loving moved, seconded by Mr. Vines, to approve the PUD/rezoning request, rezoning the property from Agriculture (AG) to Commercial Shopping (CS) and Residential Neighborhood Mixed (RNX), subject to TAC and Staff comments.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 7. **OLS 21-06 – Lot Split, Garrett Creek** – Consideration and appropriate action relating to the request for the approval of a lot split that will create a 0.70 acre lot from a parent tract of 8.85 acres. The property is located at 11298 North 135th East Avenue (Re-plat of Garrett Creek Center Phase II) and is zoned CS (Commercial Shopping).

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the July 21, 2021 meeting. Staff recommends approval of the Lot Split request. A representative for the applicant was present to answer any questions or address any concerns.

Mr. Miller moved, seconded by Ms. Moberly, to approve the Lot Split request, subject to TAC and Staff comments.

A vote on the motion was recorded as follows:

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

Motion carried 4-0.

ITEM 8. Community Development Report

- Director's Update – Mr. Dempster introduced Ms. Jeri Moberly, recently appointed Commissioner.
- Report on Monthly Building Permit Activity

ITEM 9. Report on Items from the July 21, 2021 TAC Meeting

- OPUD 21-02/OZ 21-05 – Planned Unit Development, Smith Farm Village
- Site Plan – Wendy's, Garrett Creek
- Site Plan – Ascension St. John Rehabilitation
- Drainage Easement Vacation – Criterion Project
- OLS 21-06 – Lot Split, Garrett Creek

ITEM 10. Report from Planning Commissioners - Dr. Loving gave a brief overview of the July 27, 2021, Capital Improvements Committee meeting. Ms. Moberly thanked the Mayor and City Council for electing her to serve on the Planning Commission. Mr. Miller stated that he appreciates the opportunity to be the Chairperson for the Planning Commission.

ITEM 11. New Business

ITEM 12. **Adjournment** – Dr. Loving moved, seconded by Ms. Moberly, to adjourn the meeting. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller, Ms. Moberly

NAY: None

Motion carried 4-0 and the meeting was adjourned at 6:29 pm.

Chairperson

A handwritten signature in black ink, appearing to be 'P. K. O.', written over a horizontal line.

Vice Chairperson

9-13-21

Date