

OWASSO PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
Monday, August 12, 2019

The Owasso Planning Commission met in regular session on Monday, August 12, 2019 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 9:00 am on August 8, 2019.

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
Dr. Loving	
Tim Miller	
David Horton	
David Vines	
Chad Balthrop	

A quorum was declared present.

STAFF  
Brian Dempster  
Julie Lombardi  
Marsha Hensley  
Karl Fritschen  
Morgan Pemberton

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

ITEM 5. Approval of Minutes from July 8, 2019 Regular Meeting.

The Commission reviewed the minutes.

Mr. Vines moved, seconded by Mr. Horton, to approve the minutes from the July 8, 2019 Regular Meeting.

A vote on the motion was recorded as follows:

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

Motion carried 5-0.

ITEM 6. **Proposed Zoning Code Amendment to the US-169 Overlay District**

Karl Fritschen presented the staff report.

Staff is proposing the following amendment to Chapter 10, Section 10.4 of the Owasso Zoning Code.

10.4.7 Separation Requirement. In order to protect the integrity and purpose of the US-169 Overlay as described in Section 10.2 the uses listed below, taken from Table 10.2, shall have the additional requirement that they be separated by a distance of 2,640 linear feet. The distance shall be measured from property line to property line. In the event the measurement bisects a parcel, then the greater amount of area that is

inside or outside of this distance shall be used to determine the applicability of this section. Additionally, the following uses shall not be located on any parcel of land that abuts the Tulsa Technology Center Campus property.

- Aircraft Sales
- Auto Sales
- Boat and Recreational Vehicle Sales
- Camper Sales
- Construction Equipment Sales
- Motorcycle Sales
- Truck Rental (as a single use)
- Agricultural Implements Sales

Additionally this Section shall apply to any uses identified in Section 53241 of the North American Industry Classification System (NAICS), titled "Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing" or uses that operate in a similar manner.

There was brief discussion regarding the proposed amendment. Mr. Vines made the suggestion of splitting the geography into two districts, having an east side and a west side. That would allow an auto dealership directly across US-169, but not adjacent to. That would also allow the City to have the protection that is needed.

Mr. Vines moved, seconded by Mr. Miller to recommend to the City Council the amendment to the US-169 Overlay.

A vote on the motion was recorded as follows:

YEA: Loving, Vines, Balthrop, Horton, Miller  
NAY: None

Motion carried 5-0

Mr. Balthrop move, seconded by Mr. Horton to recommend additional language to the proposed zoning code text amendment and requested staff to draft language that divides US-169 into two district geographical areas, east and west.

A vote on the motion was recorded as follows:

YEA: Loving, Vines, Balthrop, Horton, Miller  
NAY: None

Motion carried 5-0

ITEM 7. **Final Plat – Bailey Creek** – Consideration and appropriate action relating to a request for the review of a final plat proposing one (1) on one (1) block on approximately 10.011 acres. The property is located on the northeast corner of E 96<sup>th</sup> St N and N Mingo Rd and is zoned CS (Commercial shopping) and O (Office).

Morgan Pemberton presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the July 17, 2019 meeting. Staff recommends approval of the final plat for Bailey Creek. The applicant had a representative present to answer any questions.

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Mr. Vines moved, seconded by Mr. Miller, to approve the final plat for Bailey Creek, subject to the any Staff and TAC recommendations.

A vote on the motion was recorded as follows:

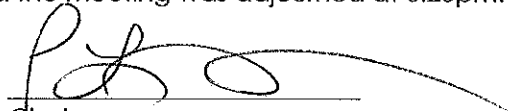
YEA: Loving, Vines, Balthrop, Horton, Miller  
NAY: None

Motion carried 5-0

- ITEM 8. Community Development Report
- Director's Update
  - Report on Monthly Building Permit Activity
- ITEM 9. Report on Items from the July 17, 2019 TAC Meeting
- Final Plat – Bailey Creek
  - Site Plan – Glover Owasso II
- 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: Loving, Vines, Balthrop, Horton, Miller  
NAY: None

Motion carried 5-0 and the meeting was adjourned at 6:25pm.

  
\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

Sept 9, 2019  
Date