

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, September 9, 2019

The Owasso Planning Commission met in regular session on Monday, September 9, 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 September 5, 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

Dr. Loving
David Horton
Chad Balthrop

ABSENT

Tim Miller
David Vines

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 – Orderliness

ITEM 5. Approval of Minutes from August 12, 2019 Regular Meeting.

The Commission reviewed the minutes.

Mr. Balthrop moved, seconded by Mr. Horton, to approve the minutes from the August 12, 2019 Regular Meeting.

A vote on the motion was recorded as follows:

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

NAY: None

Motion carried 3-0.

ITEM 6. **OZ 19-04 – Rezoning - 202 East 3rd Avenue**

Consideration and appropriate action relating to a request for the review of a rezoning application. To be considered is a rezoning from RS-3 (Residential Single-Family High Density) to DM (Downtown Mixed). The subject property contains .24 acres and is located at 202 E 3rd Ave.

Morgan presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 12, 2019 meeting. Staff recommends approval of the rezoning of 202 East 3rd Avenue.

Dr. Loving moved, seconded by Mr. Balthrop to approve the rezoning request OZ 19-04, rezoning request, rezoning from RS-3 to DM, subject to any TAC and/or Staff recommendations.

A vote on the motion was recorded as follows:

YEA: Loving, Balthrop, Horton
NAY: None

Motion carried 3-0

ITEM 7. **SUP 19-01 – Specific Use Permit – 11515 East 96 Street North**

Consideration and appropriate action relating to the request for the review of a Specific Use Permit to allow a car wash facility on property zoned CS (Commercial Shopping) and that also lies within the US-169 Overlay District. The property is located at 11515 E 96 St N and is approximately 4.09 acres.

Karl Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 12, 2019 meeting. Staff recommends approval of the Specific Use Permit SUP 19-01, Time to Shine Car Wash, with the following conditions:

- The entire property shall be platted at one time, delineating all access points and any mutual access easements.
- Additional screening around site dumpster.

There were two citizens that requested to speak regarding their concerns.

Mr. Sid Schuler – 9800 North 119th East Avenue, owner of Owasso Auto Spa – My business is a stone's throw away. It seems way too close to my business.

Mr. Tracy Pipkin – 7211 East 106th Street North – He feels like there are too many car washes in the area. City staff restricted amount of car lots in the overlay district and it was approved by City Council, now you are allowing multiple car washes. He also feels as if these new car washes will end up out of business and then Owasso will have large empty buildings.

The applicant had a representative present to answer any questions.

Mr. Horton moved, seconded by Mr. Balthrop, to approve the Specific Use Permit SUP 19-01, subject to the any Staff and/or TAC recommendations and the above conditions.

A vote on the motion was recorded as follows:

YEA: Loving, Balthrop, Horton
NAY: None

Motion carried 3-0

ITEM 8. **OPUD 17-01A/OZ 19-05 – Planned Unit Development Amendment – Parker Village**

Consideration and appropriate action relating to the request for the review of an amendment to the Planned Unit Development (OPUD 17-01). The property is composed of several parcels of land generally located north and east of the northeast corner of East 106th Street North and North Garnett Road. The PUD Amendment would rezone all the RNX (Residential Neighborhood Mixed) to RS-3 (Residential Single-Family High Density) and transfer some current CS (Commercial Shopping) to RM (Residential Multi-Family). The site is approximately 57.536 acres.

Morgan presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 12, 2019 meeting. Staff recommends approval of the Planned Unit Development Amendment for Parker Village.

Ms. Holly Orr-King (10819 North Garnett Road) requested to speak regarding her concerns. She has concerns regarding the drainage, grading of the property and the fencing. She would like to see these plans prior to the engineer's approval. Also, does not want to see the ground level raised because screening has no affect when the ground level is raised. She would like to be notified before any approvals regarding the drainage, grading and the screen fencing.

Mr. Dempster explained to Ms. Orr-King that the city will not allow more water to run off of the property than it already does. Staff will get your phone number and we will have the engineers keep in touch with you during the process.

Ms. Pemberton stated that everything in the green area will not be touched. City engineers are very diligent when reviewing plans. Mr. Balthrop suggested the possibility of a third engineer reviewing the hydrology report.

Mr. Balthrop moved, seconded by Mr. Horton, to approve the Planned Unit Development Amendment, subject to the any Staff and TAC recommendations.

A vote on the motion was recorded as follows:

YEA: Loving, Balthrop, Horton
NAY: None

Motion carried 3-0

- ITEM 9. Community Development Report
 - Director's Update
 - Report on Monthly Building Permit Activity

- ITEM 10. Report on Items from the August 21, 2019 TAC Meeting
 - OZ 19-04 Rezoning – 202 East 3rd Avenue
 - SUP 19-01 – Specific Use Permit – 11515 East 96th Street North
 - OPUD 17-01A/OZ 19-05 – Planned Unit Development Amendment – Parker Village

- ITEM 11. Report from Planning Commissioners

- ITEM 12. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda).

- ITEM 13. **Adjournment** – Mr. Horton moved, seconded by Mr. Balthrop, to adjourn the meeting. A vote on the motion was recorded as follows:

YEA: Loving, Balthrop, Horton
NAY: None

Motion carried 3-0 and the meeting was adjourned at 6:55 pm.

Chairperson

Vice Chairperson

Nov. 11, 2019
Date