

OWASSO PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
Monday, September 14, 2020

The Owasso Planning Commission met in regular session on Monday, September 14, 2020 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 11:45am on September 10, 2020.

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

Abhijeet Utturkar  
Chad Balthrop  
Dr. Loving  
David Vines

ABSENT

Tim Miller

A quorum was declared present.

STAFF:

Brian Dempster  
Karl Fritschen  
Marsha Hensley  
Alexa Beemer  
Julie Lombardi

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

ITEM 5. Approval of Minutes from July 13, 2020 Regular Meeting.

The Commission reviewed the minutes.

Mr. Balthrop moved, seconded by Dr. Loving, to approve the minutes from the July 13, 2020 Regular Meeting. A vote on the motion was recorded as follows:

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

Motion carried 3-1.

ITEM 6. **OA 20-03 - Annexation**

Consideration and appropriate action relating to the request for the review of an annexation. The property is approximately 11.50 acres and is located at 7215 N 115 E Ave. The property is zoned IL (Industrial Light) in Tulsa County and will be brought into Owasso City Limits as IL (Industrial Light) zoning district.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 19, 2020 meeting. Staff recommends approval of the annexation. A representative was present to answer any questions.

Mr. Stan Brooks (7033 N 116 E Ave) had a few questions to ask the Commissioners. He stated that there is water sitting dormant that collects mosquitoes. He is hoping the standing water problem

does not become worse. He stated that he is at this meeting to find out more about this property being annexed.

Mr. Dempster explained that Mr. Brooks is welcome to call him with any questions or concerns at any time. Mr. Vines stated that bringing this property into the city limits is a plus. The City of Owasso building standards are much higher than Tulsa County.

Mr. Vines moved, seconded by Mr. Utturkar to approve annexation OA 20-03. A vote on the motion was recorded as follows:

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

Motion carried 4-0

ITEM 7. **Preliminary/Final Plat – Henschel/ Huneryager Industrial Park**  
Consideration and appropriate action relating to the request for the review of a preliminary/final plat proposing one (1) Lot on one (1) Block on approximately 12.7 acres. The location of the property is 7300 N 115 E Ave (south of the old Jim Glover car lot) and is zoned IL (Industrial Light) zoning district.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 19, 2020 meeting. Staff recommends approval of the preliminary/final plat for Henschel-Huneryager Industrial Park. A representative was present to answer any questions.

Mr. Utturkar moved, seconded by Mr. Vines, to approve the preliminary/final plat for Henschel/Huneryager Industrial Park, subject to any Staff and/or TAC recommendations. A vote on the motion was recorded as follows:

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

Motion carried 4-0

ITEM 8. **OZ 20-03 – Rezoning – Trinity Presbyterian**  
Consideration and appropriate action relating to the request for the review of a rezoning request. To be considered is a rezoning from AG (Agriculture) to O (Office) zoning district. The property is approximately 14.91 acres and is located near at the northeast corner of E 76<sup>th</sup> St No and North Memorial.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 19, 2020 meeting. Staff recommends approval of the rezoning OZ 20-03 for Trinity Presbyterian. A representative for the applicant was present to answer any questions.

Mr. Balthrop moved, seconded by Dr. Loving , to approve rezoning OZ 20-03. A vote on the motion was recorded as follows:

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

Motion carried 4-0

ITEM 9. **Final Plat – Hawk’s Landing**

Consideration and appropriate action relating to the request for the review of a final plat proposing seventy (70) lots on three (3) blocks on approximately 19.73 acres. The general location of the property is the south side of E 76<sup>th</sup> St N and N 154<sup>th</sup> E Ave and is zoned RS-3 (Residential Single-family).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 19, 2020 meeting. Staff recommends approval of the final plat for Hawk's Landing. A representative for the applicant was present to answer any questions.

Mr. Vines stated that we should set up a meeting in order to discuss extending the right-of-way to 60' on all plats to ensure we get what we need for the future road widenings. Mr. Dempster said that he can set up that meeting with Public Works.

Mr. Balthrop moved, seconded by Mr. Utturkar, to approve the final plat, subject to any Staff and/or TAC recommendations. A vote on the motion was recorded as follows:

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

NAY: None

Motion carried 4-0

ITEM 10. **OLS 20-03 – Lot Split – Tommy's Car Wash**

Consideration and appropriate action relating to the request for the review of a lot split. The proposed lot split would split a 0.87 acre tract from the larger 58.08 acre parent tract. The location of the property is approximately 13311 E 116<sup>th</sup> St N and is zoned CS (Commercial Shopping) zoning district and lies in the US-169 Overlay District.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 19, 2020 meeting. The Board of Adjustment heard the variance case (OBOA 20-04) concerning the lot width at their meeting on August 25, 2020. They voted 4-0 to approve the reduction in the minimum lot width. Staff recommends approval of the lot split for Tommy's Car Wash. A representative for the applicant was present to answer any questions.

Mr. Vines moved, seconded by Mr. Balthrop, to approve lot split OLS 20-03. A vote on the motion was recorded as follows:

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

NAY: None

Motion carried 4-0

ITEM 11. **OLS 20-04 – Lot Split – Grease Monkey Auto Repair**

Consideration and appropriate action relating to the request for the review of a lot split. The proposed lot split would split a 0.64 acre tract from the larger 3.61 acre parent tract. The location of the property is approximately 13311 E 116<sup>th</sup> St N and is zoned CS (Commercial Shopping) zoning district and lies in the US-169 Overlay District.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 19, 2020 meeting. The Board of Adjustment heard the variance case (OBOA 20-04) concerning the lot width at their meeting on August 25, 2020.

They voted 4-0 to approve the reduction in the minimum lot width. Staff recommends approval of the lot split for Grease Monkey Auto Repair. A representative for the applicant was present to answer any questions.

Mr. Balthrop moved, seconded by Mr. Utturkar, to approve lot split OLS 20-04. A vote on the motion was recorded as follows:

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

Motion carried 4-0

ITEM 12. **SUP 20-01 – Specific Use Permit – Tommy's Car Wash**  
Consideration and appropriate action relating to the request for the review of a Specific Use Permit (SUP) to allow for a car wash facility on approximately 1.03 acres. The property is located approximately 13311 E 116<sup>th</sup> St N and is zoned CS (Commercial Shopping) zoning district.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 19, 2020 meeting. The Board of Adjustment heard the variance case (OBOA 20-04) concerning the lot width at their meeting on August 25, 2020. They voted 4-0 to approve the reduction in the minimum lot width. Staff recommends approval of the SUP for Tommy's Car Wash. A representative for the applicant was present to answer any questions.

Utturkar moved, seconded by Mr. Balthrop, to approve SUP 20-01, subject to any Staff and/or TAC recommendations. A vote on the motion was recorded as follows:

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

Motion carried 4-0

ITEM 13. **SUP 20-02 – Specific Use Permit – Grease Monkey Auto Repair**  
Consideration and appropriate action relating to the request for the review of a Specific Use Permit (SUP) to allow for a vehicle repair facility on approximately 0.47 acres. The property is located approximately 13311 E 116<sup>th</sup> St N and is zoned CS (Commercial Shopping) zoning district.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the August 19, 2020 meeting. The Board of Adjustment heard the variance case (OBOA 20-04) concerning the lot width at their meeting on August 25, 2020. They voted 4-0 to approve the reduction in the minimum lot width. Staff recommends approval of the SUP for Grease Monkey Auto Repair. A representative for the applicant was present to answer any questions.

Mr. Vines moved, seconded by Mr. Balthrop, to approve SUP 20-02, subject to any Staff and/or TAC recommendations. A vote on the motion was recorded as follows:

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

Motion carried 4-0

- ITEM 14. Community Development Report
- Director's Update
  - Report on Monthly Building Permit Activity

Mr. Dempster introduced the newly appointed Planning Commissioner, Mr. Abhijeet Utturkar.

- ITEM 15. Report on Items from the August 19, 2020 TAC Meeting
- OA 20-03 Annexation
  - Preliminary/Final Plat – Helscel-Huneryager Industrial Park
  - OZ 20-03 Rezoning – Trinity Presbyterian
  - Final Plat – Hawk's Landing
  - OLS 20-03 – Lot Split, Tommy's Car Wash
  - OLS 20-04 – Lot Split, Grease Monkey
  - SUP 20-01 – Specific Use Permit, Tommy's Car Wash
  - SUP 20-02 – Specific Use Permit, Grease Monkey Auto Repair
  - Site Plan – Hi-Point Medical Building

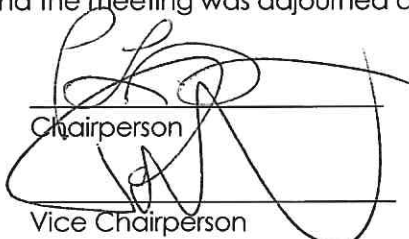

ITEM 16. Report from Planning Commissioners

ITEM 17. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda).

ITEM 18. **Adjournment** – Mr. Balthrop moved, seconded by Mr. Vines, to adjourn the meeting. A vote on the motion was recorded as follows:

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

Motion carried 4-0 and the meeting was adjourned at 6:56 pm.

  
\_\_\_\_\_  
Chairperson  
  
\_\_\_\_\_  
Vice Chairperson  
October 12, 2020  
\_\_\_\_\_  
Date