

BIXBY PLANNING COMMISSION MINUTES

Tuesday | January 18,2022 | 6:00 PM

City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:14PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland
JR Donelson (Chair)
Steve Hobbs
Josh Nave (Vice Chair)

MEMBERS ABSENT: Lance Whisman

Other Staff Present: Carolyn Back, Development Services Director, City Planner
Bixby Leadership Intern Visitors observed proceedings

1. **Approval of Minutes | Planning Commission Mtg. December 14, 2021**

Mr. Holland made motion to approve, Seconded by Mr. Donelson

Mr. Holland – Yes

Mr. Nave – Abstained

Mr. Hobbs – Yes

Mr. Donelson - Yes

Motion Approved

Mr. Donelson announced all items have been posted and the next item is:

1. **Presentation of the Tax Increment Financing District No. 3**

Presented by Steve Oakley and started by explaining where the money comes from and where the money goes within the TIFF District.

No comments from the Planning Commission members

2. **Presentation of the Tax Increment Financing District No. 4**

Mr. Oakley explained this area is zoned Light Industrial (IL) now and this TIFF is primarily for the use of Roadways, Utilities, Flood Mitigation of this area.

3. No comments from the Planning Commission members.

Mr. Donelson acknowledged these district have been brought before to the Planning Commission and the members are in agreement with the TIFF's.

4. Mr. Donelson asked for a volunteer of a Planning Commission member to be part of the committee for these TIFF Districts. No volunteer came forward, Mr. Donelson nominated Mr. Holland due to his experience with this type of committee work.

Mr. Donelson made motion seconded by Mr. Nave

Mr. Hobbs - Yes

Mr. Holland – Abstain

Mr. Nave – Yes

Mr. Donelson – Yes

Motion Approved

Unfinished Business

5. Neafus | Planned Unit Development BXPUD-21.12 | Rezone BXZO-21.20

8050 E. 131st Street South | Applicant: Bell Land Use, LLC

Mr. Holland at this time recused himself and left the Council Chambers after the item was introduced by Mr. Donelson.

Ms. Back explained this was continued from December 14, 2021 due to lack of quorum. The Comprehensive Plan was heard by City Council Oct. 25, 2021 and was continued. Ms. Back presented the requested applications and expressed concern at approval and recommended denial or to follow staff recommendations of the requests, if members were inclined to approve. Mr. Bell came to podium to represent his client's requests for the PUD and Rezone. Mr. Bell explained that he was applying for Commercial Shopping zoning with Commercial Shopping Uses By Right.

Mr. Matt Smith 7840 E 131st Street, Bixby spoke in opposition

Mr. David Barrows 7804 E 131st Street, Bixby spoke in opposition

Ms. Nanette Neafus 6715 South 250th E Ave, Broken Arrow spoke in favor

Mr. Hobbs asked Ms. Back what her concerns are with the project, Ms. Back responded citing the Comprehensive Land Use map.

Mr. Nave asked what the Comprehensive Land Use map shows the property to be, Ms. Back answered residential.

Mr. Donelson asked if Mr. Bell wanted to make a final rebuttal, Mr. Bell responded by quoting the Comprehensive Plan.

Mr. Donelson asked for a motion, Mr. Hobbs made motion to deny, no second motion

Motion Failed

Mr. Donelson made motion to approve with staff recommendations if Comp Plan Amendment fails to be approved by City Council, no second motion

Motion Failed

Mr. Donelson explained the applicant can request the Rezone and Planned Unit Development applications can be heard by City Council but the request will need to be in writing.

Mr. Holland returned to the Council Chambers.

6. Marlee Office Building | Site Plan BXSP-21.09

7647 East 126th Street South | Applicant: W Design

As Ms. Back explained this site plan. Per PUD#76, a detailed site plan including landscape plan is required to go before the Planning Commission for approval and prior to a building permit can be issued. Staff recommended approval.

Mr. Donelson made motion to approve, seconded by Mr. Nave

Mr. Hobbs - Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson – Yes

Motion Approved

7. The Flats at 151 | Planned Unit Development BXPUD_21.15 | Rezone BXZO-21.23

Northside of 151st Street between North Montgomery Street and North Riverview Rd

Applicant: Tanner Consulting, LLC

Ms. Back presented the project explaining this is a Mixed-Use example, commercial and multi-family residential project.

Erik Enyart of Tanner Consulting presented the project also explaining this being a good example of a mixed-use example. Mr. Holland asked about exterior building material, Mr. Enyart assured the members the PUD follows the Downtown Overlay criteria and Corridor Appearance District criteria.

Mr. Corey Singletary 203 E. Jefferson spoke neither in opposition or in favor, just wanted the members to be cautious in what they approve. Just asking to think about future looks. What stands the test of time.

Mr. Nave inquired the mixed-use zoning designation and the City's interest in offering this property for development. Mr. Nave also wanted assurances that commercial will be

represented and what percentage of development will be dedicated to commercial. Mr. Enyart cited the square footage of the commercial units.

Mr. Nave made motion to approve, seconded by Mr. Holland

Mr. Donelson – Yes

Mr. Nave – Yes

Mr. Holland – Yes

Mr. Hobbs – Yes

Motion Approved

8. Posey Creek 151 | Planned Unit Development BXPUD-21.14 | Rezone BXZO-21.22 | Preliminary Plat BXPT-21.20

Northwest of the Northwest corner (NW/c) of East 151 St & South Harvard Ave.

Applicant: Tanner Consulting, LLC

Ms. Back presented the staff report.

Mr. Holland asked about the drainage on this property. Mr. Enyart responded by stating the detention will be engineered and it will work for no adverse impact to surrounding property.

Mr. Nave made motion to approve with staff recommendations, seconded by Mr. Holland

Mr. Donelson – Yes

Mr. Nave – Yes

Mr. Holland – Yes

Mr. Hobbs – Yes

Motion Approved

9. The Bungalows III at Willow Creek | Preliminary & Final Plats BXPT-21.19

Section 12 – Township 17N – Range 13E | Applicant: Select Design, Ryan McCarty

Ms. Back presented staff report.

Mr. McCarty approached podium to answer any questions.

Mr. Nave asked if the 50% masonry matched the other phases and PUD, Mr. McCarty responded yes. Mr. McCarty also indicated the 60ft wide lots also matched the other phases of Willow Creek.

Motion made by Mr. Holland with staff recommendations to approve, seconded by Mr. Hobbs

Mr. Donelson – Yes

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Nave – Yes

Motion Approved

10. White Hawk Conference Center & Clubhouse | BXPT-21.18

14515 South Yale | Applicant: Select Design, Ryan McCarty

Ms. Back presented the staff report and explained the area that was before the members at this meeting was for Development Area “C” only. When the other areas are to be developed (areas A & B), the area will come before the Planning Commission at that time.

Mr. McCarty explained the infrastructure will be private improvements, no public infrastructure for this development area “C”.

Motion made by Mr. Nave to approve with staff recommendations, seconded by Mr. Holland

Mr. Donelson – Yes

Mr. Nave – Yes

Mr. Holland – Yes

Mr. Hobbs – Abstain

Motion Approved

11. Rowan Grove Blocks 1-3 | Final Plat BXPT-21.06

Southeast corner (SE/c) of East 131st Street & South Mingo Rd

Applicant: AAB Engineering, Jason Mohler

Ms. Back presented the staff report. Mr. Mohler took the podium to answer any questions the members may have and to present the project.

Mr. Donelson made mention of the Fire Marshal reviews and signs of on all plats. Mr. Donelson also asked the status of FEMA approving the new mapping for this area. Mr. Mohler explained

they have heard from FEMA that the information submitted to FEMA has been reviewed and the hydrology / hydraulics seem to work but the maps have not been revised / updated yet.

Discussion ensued on approving the Final Plat but the plat cannot be signed by City or filed with Tulsa County until FEMA map revision is received.

Motion made by Mr. Nave to approve the Final Plat, pending LOMR (Letter of Map Revision

Approval by FEMA, seconded by Mr. Hobbs

Mr. Donelson - Yes

Mr. Nave – Yes

Mr. Holland – Yes

Mr. Hobbs – Yes

Motion Approved

Mr. Donelson asked if there is a motion to adjourn,

Mr. Holland made motion to adjourn, none opposed

Meeting adjourned at 8:08 pm