

PLANNING COMMISSION MINUTES

DATE: SEPTEMBER 4TH, 2019

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, September 4th, 2019, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: **Roll Call**

Upon roll call the following members were present:

Present: Deem, Matthews, Walker, Kienzle, Melot

Absent: Bergsten, Rowell

Meeting was called to Order.

AGENDA ITEM NO.2: **Consideration of approval of the minutes from the regular meeting of the Planning Commission on August 7th, 2019**

Chairwoman Kienzle asked Commissioners for any comments, questions, or a vote. Commissioner Walker made a motion to approve of the meeting minutes; seconded by Commissioner Matthews.

Motion passed:

AYE: Matthews, Walker, Kienzle

NAY:

ABSTAIN: Deem

OBSERVING: Melot

AGENDA ITEM NO.3: **Swearing in of Rachael Melot as Planning Commission Board Member**

Rachael Melot was sworn in as a Planning Commission Board Member by notary Shalah Black after giving the Oath of Office.

AGENDA ITEM NO.4: **Citizens' Participation**

Chairwoman Kienzle opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward.

No one came forward and Chairwoman Kienzle closed the public portion of the meeting.

AGENDA ITEM NO.5: **Case #P15-19 – Public hearing and consideration of approval of a rezone request from A-1 (Rural Agricultural) to C-3 (Highway Commercial), located at 306 East 45th Street, Shawnee, Oklahoma, for the purpose of a commercial development**

Applicant: Andrew Landes

Planning Director Rebecca Blaine presented staff report. She stated the proposed rezone aligns with the 2005 Comprehensive Plan, and that staff recommends approval.

Chairwoman Kienzle opened the public portion of the meeting and asked if anyone speaking in favor of the item would like to come forward.

No one came forward and Chairwoman Kienzle asked if anyone speaking against the item would like to come forward. No one came forward and Chairwoman Kienzle closed the public portion of the meeting.

Chairwoman Kienzle asked if there were any other comments or questions. There were no comments or questions and Chairwoman Kienzle asked for a motion. Commissioner Matthews motioned to approve the rezone; seconded by Commissioner Melot.

Motion passed:

AYE: Deem, Matthews, Walker, Kienzle, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.6:

Case #S07-19 – Consideration of approval of an amended final plat for Domino Plaza Addition, Section 2, a 7.74-acre property located on the southeast corner of North Harrison and John C. Bruton Boulevard, Shawnee, Oklahoma, for the purpose of a commercial retail development

Applicant: Shawnee Harrison, LLC

Planning Director Rebecca Blaine presented staff report. She briefly summarized the final plat and the changes made. She stated staff recommends approval.

Commissioner Deem asked for the rationale of changing the plat. Director Blaine stated the change gives the applicant more flexibility.

Chairwoman Kienzle opened the public portion of the meeting and asked if anyone speaking in favor of the item would like to come forward.

No one came forward and Chairwoman Kienzle asked if anyone speaking against the item would like to come forward. No one came forward and Chairwoman Kienzle closed the public portion of the meeting.

Chairwoman Kienzle asked if there were any comments or questions. There were no comments or questions and Chairwoman Kienzle asked for a motion. Commissioner Matthews motioned to approve the amended final plat; seconded by Commissioner Deem.

Motion passed:

AYE: Matthews, Walker, Bergsten, Rowell, Kienzle

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Case #S02-19 – Consideration of approval of a preliminary plat for Cardinal Pointe, a 25.16-acre property located north of East 45th Street and immediately adjacent to the west side of the A.T. & S.F. Railroad, Shawnee, Oklahoma, for the purpose of a single-family and commercial development

Applicant: Landes Engineering

Planning Director Rebecca Blaine presented staff report. She stated that the Planning Department, Engineering, and the Shawnee Municipal Authority have all approved of the plat, and that staff recommends approval.

Commissioner Walker asked Director Blaine if the collector street coming off the east side of North Union would come before or after Phase II is built. Director Blaine deferred to the applicant but stated that it appears the access off North Union would be built out during the development of Phase II. Commissioner Walker stated that traffic on East 45th Street is already bad and expressed a concern that this development could exacerbate that issue.

A representative for the applicant, Richard Landes, came forward to address the Commission's questions. He stated that it is true that until Phase II of Cardinal Pointe is completed, East 45th Street will be the only ingress and egress for the development. He stated there will be a temporary turnaround point for emergency services. He noted that East 45th Street is being considered for expansion, but that for a period there will be additional traffic on East 45th Street.

Chairwoman Kienzle asked for a timeline on the project. Mr. Landes stated that Phase I will take two to three years to complete.

Commissioner Melot asked if the intersection has been surveyed for Complete Streets. Director Blaine stated there have been discussions about widening the road, but there are no specific plans.

Commissioner Walker asked how long until the road is expanded. Director Blaine stated it is not in this year's fiscal budget. Mr. Landes stated East 45th Street is going to be a collector street. Chairwoman Kienzle expressed a concern about the viability of a residential development during a period where East 45th Street is being considered for expansion. Mr. Landes stated the City of Shawnee is running out of places to build homes, and that most housing is now being constructed outside city limits. He stated this site is viable for residential development.

Commissioner Deem asked Mr. Landes what their anticipated price range of the homes will be. Mr. Landes deferred to Bryan Little. Mr. Little stated the homes will be affordable, and that they will be in the \$175,000 to \$225,000 range.

Commissioner Melot stated she believes this area is a great place for a residential development but expressed her concern about the ingress/egress and walkability of the development. Mr. Little stated there will be sidewalks around the commercial area. He stated the collector street off North Union would not happen until Phase II.

Commissioner Deem stated one of the priorities of the Planning Commission is aesthetics. She expressed a desire to see trees preserved. Mr. Little there are some trees that will be preserved, as well as landscaping

Commissioner Matthews stated he believes this development fits well into the area, and that the project has potential to fill a need in the community.

Commissioner Walker asked how many homes will be built in each phase. Mr. Little stated there would be a roughly even split between the two phases, making around 40 homes in each phase. Director Blaine stated there are 39 residential lots in Phase I. Mr. Little stated that it will take three to four years to get to Phase II.

Chairwoman Kienzle asked Director Blaine if there has been internal discussion about how this project will affect the project on East 45th Street. Director Blaine stated it has been discussed, but they do not have a set of plans on how East 45th Street will look. She stated the positives of this project outweigh the negatives. Commissioner Matthews asked if the Planning Commission could use a project such as this to inform their decision making on expanding East 45th Street. Director Blaine stated they can. She also stated she believes there will be more development on East 45th Street, and that will make expanding East 45th Street a higher priority in the future.

Chairwoman Kienzle opened the public portion of the meeting and asked if anyone speaking in favor of the item would like to come forward.

No one came forward and Chairwoman Kienzle asked if anyone speaking against the item would like to come forward. No one came forward and Chairwoman Kienzle closed the public portion of the meeting.

Chairwoman Kienzle asked if there were any comments or questions. There were no comments or questions and Chairwoman Kienzle asked for a motion. Commissioner Matthews made a motion to approve the preliminary plat; seconded by Commissioner Deem

Motion passed:

AYE: Deem, Matthews, Walker, Kienzle, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.8:

Consideration and approval of the 2019 Comprehensive Plan

Planning Director Rebecca Blaine presented the 2019 Comprehensive Plan. She briefly summarized the process by which the new Comprehensive Plan was created. She noted to the Commission that a new document, a compatibility matrix table, has been added to the Comprehensive Plan as a visual tool to easily reference what would be viable in each future land use district. She stated staff has recommended approval of the 2019 Comprehensive Plan, which, if approved by the Planning Commission, would be heard by the City Commission at the October 7th, 2019 City Commission Meeting. Chairwoman Kienzle stated she was glad many of the requested changes have been made.

Chairwoman Kienzle asked if there were any comments or questions. Commissioner Matthews congratulated staff on the Comprehensive Plan. He also congratulated the previous Planning Director as well. He stated he believes it is a great plan.

Chairwoman Kienzle stated the Planning Department would be handling the implementation of the Comprehensive Plan.

Commissioner Matthews asked how the fact that the Comprehensive Plan is being heard at the October 7th, 2019 City Commission Meeting affects Planning Item P14-19, which was deferred to the October 2nd, 2019 Planning Commission Meeting for the purpose of being able to use the 2019 Comprehensive Plan as a guide to evaluate that application. Director Blaine stated it will be heard in November instead.

There were no more comments or questions and Chairwoman Kienzle asked for a motion. Commissioner Walker made a motion to approve the 2019 Comprehensive Plan; seconded by Commissioner Melot.

Motion passed:

AYE: Deem, Matthews, Walker, Kienzle, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.9:

Planning Director's Report

Planning Director Rebecca Blaine stated two ordinances were passed by the City Commission at the September 3rd, 2019 City Commission Meeting. One was the Urban Chicken Ordinance, and the other was an amended medical marijuana ordinance. The Urban Chicken Ordinance allows for the laying of hens on residential properties. The medical marijuana ordinance was amended to keep in line with how the state regulates commercial medical marijuana. She stated the definition of schools has been amended to only encompass K-12 facilities.

She reminded the Planning Commission about the American Planning Association Quad State Conference in October at Tulsa, Oklahoma.

Director Blaine congratulated Commissioner Melot on her appointment to the Planning Commission.

AGENDA ITEM NO. 10:

Commissioners Comments and/or New Business

Commissioner Deem expressed a concern about the aesthetics of trees that have grown under power lines. She asked Director Blaine if the Planning Commission has input on this subject. Director Blaine stated it may be a collaboration between the City and companies such as OG&E. She stated she would investigate this.

Commissioner Deem stated she is pleased with the progress on the fencing on Highland in front of the Shawnee Milling Company, and with the efforts U-Haul is making on the façade of their facility on North Harrison.

Commissioner Matthews stated he does not believe commercial businesses should be using the sidewalks as showrooms. He also expressed his concern about the sidewalks that do not lead anywhere. Director Blaine stated she would make a note about that issue. Commissioner Deem stated she has seen a business on Federal Street with cars for sale parked on the grass.

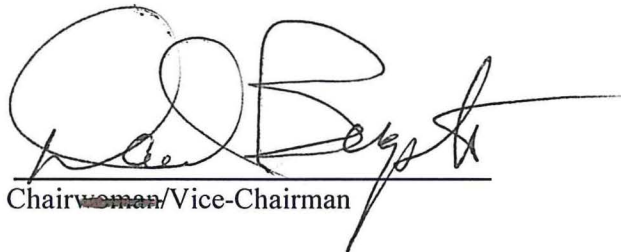
Chairwoman Kienzle asked Director Blaine if the City has had any water drainage issues recently. Director Blaine deferred to Engineering Director Michael Ludi. Director Ludi stated there have been several reports on that.

Commissioner Melot thanked the City for allowing her to serve on the Planning Commission, and stated she looks forward to working with developers and builders. She stated it is important for the City to adopt the new Comprehensive Plan and examine what other cities are doing to attract families and businesses to their communities. She congratulated staff on advancing the Comprehensive Plan.

AGENDA ITEM NO.11:

Adjournment

Meeting was adjourned.



Chairwoman/Vice-Chairman

Joseph Barker
Planning Commission Secretary