

PLANNING COMMISSION MINUTES

DATE: AUGUST 3RD, 2016

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, August 3rd, 2016 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: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

Absent: Cowen

Meeting was called to Order.

AGENDA ITEM NO. 2:

Consideration of Approval of the minutes from the July 6th, 2016 Planning Commission Meeting

Chairman Bergsten asked if the Board had time to review the minutes and if there were any questions or comments. Commissioner Clinard made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Morton, Clinard, Kerbs, Kienzle, Affentranger

NAY:

ABSTAIN: Bergsten

AGENDA ITEM NO. 3:

Citizen's Participation

Chairman Bergsten 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 Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO. 4:

Case #P06-16 – A public hearing for consideration of approval of a Rezone from A-1; Rural Agricultural to C-3; Highway Commercial, located at 4706 N. Harrison Street, Shawnee, OK

Applicant: Nelmon Brauning

Chairman Bergsten asked for the staff report. Brittney Burton presented the staff report and stated the tract is about 1.6 acres in size and does currently have a home that the applicant plans to remove. Ms. Burton discussed surrounding zoning and informed the Commissioners that staff does recommend approval and mentioned the requirements for construction. Ms. Burton stated staff did not receive any protest letters. Chairman Bergsten asked if staff had a use for the property. Ms. Burton confirmed this. Chairman Bergsten asked if there were any questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting and asked if there was a motion. Commissioner Kerbs made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #S14-16 –Consideration of approval of a Final Plat for Shawnee Park Addition, located on the South side of Transportation Drive, East of North Harrison Street, Shawnee, OK

Applicant: Zimmerman Properties Development, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report and informed the Commissioners that the property is located northeast of I-40, sitting on around 11.31 acres with a total of 108 apartments being developed. Mr. Debruin stated that staff has reviewed construction documentation and recommends approval with a few minor changes and conditions. Chairman Bergsten asked if there were any changes from Preliminary and Mr. Debruin stated the changes were made to internal technicalities and not the plats themselves. Commissioner Kerbs asked if traffic had reviewed the site regarding the impact on Harrison and Transportation Parkway. Mr. Debruin stated they had not at that time but that it was discussed with staff. Chairman Bergsten asked if there were any additional questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Michael Osburn came forward to speak in favor and stated he agreed with all stipulations and would answer any questions the Commissioners may have. There were no questions and Chairman Bergsten closed the public portion of the meeting and asked if there was a motion. Commissioner Clinard made a motion to approve with conditions set forth by staff, seconded by Commissioner Affentranger.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Case #S15-16 – Consideration of approval of a Final Plat for Wyndemere Section 2, located south of MacArthur Street and west of Bryan Street, Shawnee, OK

Applicant: Greg Brown Homes, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report and stated the plat was for the second phase of Wyndemere, located on Bryan and MacArthur for the final platting phase of 29 single family homes on 9.1 acres. There would be two common areas for detention, with one minor correction for revised grading plans. M. Debruin stated the project conforms to plans and staff recommends approval with three conditions listed. Commissioner Kerbs mentioned the area of northeast MacArthur being washed out and asked if this would be a city issue or a developer issue. Mr. Debruin believed it would be a developer issue but would get with the City Engineer or get corrections before any building permits or CO's are issued. Mr. Debruin discussed putting silt fences up to correct an issue. Commissioner Kerbs asked if there was a typo or if a house was missing. Mr. Debruin stated it may be a mathematical error. Chairman Bergsten asked if the existing retention pond would be used for whole addition and Mr. Debruin stated it would be. Chairman Bergsten asked if there were any additional questions. There were none and Chairman Bergsten opened the public portion of the

meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Jason Spencer came forward to speak on behalf of the applicant and stated their company submitted revised grading plans and would be happy to get with the City Engineer to go over drainage concerns. Mr. Spencer informed the Commissioners that he agrees with staff's comments and would answer any questions. Commissioner Kerbs asked if the erosion would decrease the number of cubic feet and Mr. Spencer stated he could look into it. Commissioner Kerbs asked for confirmation that the design was a detention pond and not a retention pond and Mr. Spencer confirmed this. Chairman Bergsten asked if anyone else would like to speak. No one came forward and Chairman Bergsten closed the public portion of the meeting and asked if the Commissioners had any comments or a motion. Commissioner Kerbs made a motion to approve with conditions set forth by staff, seconded by Commissioner Morton.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Case #S16-16 – Consideration of approval of a Final Plat for Belmont Park Phase 2, located at the northeast corner of MacArthur Street and Acme Road, Shawnee, OK

Applicant: Belmont Park, LLC

Chairman Bergsten asked for the staff report. Justin Debruin came forward to request deferment to the September 7th, 2016 Planning Commission Meeting. Chairman Bergsten asked if there were any questions or comments and proceeded to open the public portion of the meeting and asked if anyone in opposition would like to come forward. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and Chairman Bergsten asked for a motion. Commissioner Kienzle made a motion to defer, seconded by Commissioner Morton.

Motion passed to defer:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 8:

Planning Director's Report

Justin Debruin discussed the Avedis sidewalk project that was announced on the July 18th, 2016 City Commission meeting for 14 miles of sidewalks to be constructed during a five year term. Mr. Debruin discussed the areas that would benefit and Commissioner Morton asked if Wallace would have two sidewalks and Broadway one and Mr. Debruin agreed. Commissioner Clinard asked if the Kickapoo extension would be widened and Mr. Debruin explained process. Mr. Debruin discussed the Union Street sidewalk project and Commissioner Kerbs asked if the crossover would include a light and Mr. Debruin stated he believed there would be one. Justin Debruin gave an update regarding the Downtown Property Maintenance Code. Commissioner Kerbs asked about restoring the historical integrity of the downtown properties and Mr. Debruin informed him it was a constant exploration. Chairman Bergsten asked for confirmation that the cost of the city demolition would go against the property and Mr. Debruin agreed. Justin Debruin discussed process for liens on properties and dilapidated structure hearings. Commissioners discussed various issues concerning downtown properties.

AGENDA ITEM NO. 9:

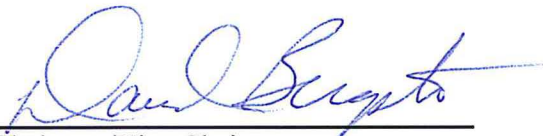
Commissioners Comments and/or New Business

Commissioner Kerbs mentioned the property at Beard and Independence has broken glass, roof is caved and is structurally unsound. Commissioner Kerbs discussed ODOT's eight year plan for Kickapoo Street. Chairman Bergsten asked about having a light installed at the intersection by The Garage Restaurant because of heavy traffic. Mr. Debruin stated the issue is one developer would not be responsible for that but the City has been looking into it. Commissioner Kienzle asked about the gaps between the streets and sidewalks throughout the town and potential possibilities. Chairman Bergsten asked about the lights not working on the walking trail by the Airport. Mr. Debruin stated there were some issues but contractors should be out to get them on soon.

AGENDA ITEM NO. 10:

Adjournment

Meeting was adjourned.



Chairman/Vice-Chairman

Cheyenne Lincoln
Planning Commission Secretary