

PLANNING COMMISSION MINUTES

DATE: AUGUST 2ND, 2017

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 2nd, 2017 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: Clinard, Walker, Cowen, Kienzle, Rowell

Absent: Bergsten

Meeting was called to Order.

AGENDA ITEM NO. 2: **Consideration of Approval of the minutes from the June 12th, 2017 Planning Commission Meeting, rescheduled from June 7th, 2017**

Vice-Chairman Cowen asked for a motion. Commissioner Walker made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Clinard, Walker, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 3: **Citizen's Participation**

Vice-Chairman Cowen 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 Vice-Chairman Cowen closed the public portion of the meeting.

AGENDA ITEM NO. 4: **Case #P08-17 – A public hearing for consideration of approval of a Conditional Use Permit to allow for a manufactured home for property located at 1215 E. Farrall Street, Shawnee, OK**

Applicant: Lehomahte Wassana

Vice-Chairman Cowen asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Commissioners that request was for a manufactured home on Farrall Street, east of Harrison Street. The property is secluded by trees and adjoined by around five other manufactured homes in neighborhood. Mr. Debruin briefly described the HUD standards and went on to state that Staff has no objections and would answer any questions. Vice-Chairman Cowen asked if there were any questions. There were none and Vice-Chairman Cowen asked to entertain a motion. Commissioner Kienzle made a motion to approve, seconded by Commissioner Clinard.

Motion passed:

AYE: Clinard, Walker, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #P09-17 – A public hearing for consideration of approval of a Rezone from R-1; Single Family Residential District to C-3; Highway Commercial District, located at 4010 N. Kickapoo Street, Shawnee, OK

Applicant: Nelmon Brauning

Vice-Chairman Cowen asked for the staff report. Brittney Burton presented the staff report. Ms. Burton informed the Commissioners that a location just south of this request was recently approved for rezone from R-1 to C-3 and the location coming before board for approval at 4010 N. Kickapoo is around .72 acres in size. Ms. Burton expressed that similar commercial zoning is situated next to the property. Staff has no objections and recommends approval. Ms. Burton asked if there were any questions. There were none and Vice- Chairman Cowen asked to entertain a motion. Commissioner Clinard made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Clinard, Walker, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Case #S04-17 – Consideration of approval of a Final Plat for Avedis Park, located at 1500 E. Independence Street, Shawnee, OK

Applicant: ADG, PC

Vice-Chairman Cowen asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin described property as being twelve acres in size, located across from Sequoyah Elementary School off Independence and Elm. Property was rezoned from R-1 to C-1 for this particular use and Preliminary Plat was approved October 2016. Mr. Debruin informed the Commissioners that the plat was a one lot plat, simple in nature and includes one point of access. Mr. Debruin explained the request was to construct a 7,000 square foot structure while keeping the trees and environment intact to create a buffer between the properties adjoining. Staff recommends approval for final plat with six conditions. Mr. Debruin stated he would be happy to answer any questions. Vice-Chairman Cowen asked if he knew how quickly construction would begin. Mr. Debruin informed him that the applicant has started obtaining bids on the structure. Commissioner Clinard asked if there would be a loft or if it would be a one-story. Mr. Debruin stated he believed it was a one-story only. Vice-Chairman Cowen asked to entertain a motion. Commissioner Kienzle made a motion to approve with the six listed conditions, seconded by Commissioner Walker.

Motion passed:

AYE: Clinard, Walker, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Planning Director's Report

Justin Debruin gave a few updates. The Avedis Sidewalk Project, phase one, is coming along with completion nearing the halfway mark. Wayfinding signage should begin in August, for the parks and major gateways. Bluezones is having their kickoff on August 26th, 2017. Mr. Debruin discussed the development review meeting highlights regarding new construction updates and the additions for the Shawnee Public school systems. Mr. Debruin gave an update regarding the sanitary sewer solution for Shawnee Park Apartments and the new homes being constructed at Wyndemere Section Two and Timbers Addition.

AGENDA ITEM NO. 8:

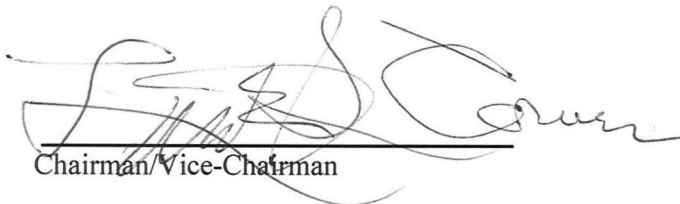
Commissioners Comments and/or New Business

Commissioner Walker asked if there were any plans regarding Harrison Street development on vacant structures. Mr. Debruin mentioned increased discussion and possible prospects for certain lots in this area. Commissioner Clinard informed the board that she would be resigning due to moving out of state and may not be in attendance at the September meeting. Commissioner Kienzle asked how the recruitment process was moving along for the vacant seats on the board. Mr. Debruin stated it was going well and Mayor was making his selections.

AGENDA ITEM NO. 9:

Adjournment

Meeting was adjourned.



Chairman/Vice-Chairman

Cheyenne Pettigrew
Planning Commission Secretary