

PLANNING COMMISSION MINUTES

DATE: JUNE 6TH, 2018

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, June 6th, 2018 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, Bergsten, Cowen, Kienzle, Rowell

Absent: Walker

Meeting was called to Order.

AGENDA ITEM NO.2:

Consideration of approval of the minutes from the May 2nd, 2018 Planning Commission Meeting

Chairman Bergsten asked if there were any questions, comments or if anyone would like to entertain a motion. Commissioner Matthews made a motion to approve, seconded by Commissioner Rowell.

Motion passes:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.3:

Citizens' 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 #P05-18 – A public hearing in consideration of approval for the Shawnee Retail Center Planned Unit Development located at the 4900 N. Harrison Avenue, Shawnee, OK (Deferred from May 2nd, 2018 Planning Commission)

Applicant: TLP Associates, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and informed commissioners that the first two cases were deferred back from February but applicant has withdrawn at staff's recommendation. Vice-Chairman Cowen asked if they gave any reason for not submitting documents staff requested and Mr. Debruin explained that they have not, while briefly discussing history of application. Commissioner Matthews commented about proceeding with caution as location is prime real estate in town. The proposed area makes a first impression when coming into Shawnee.

AGENDA ITEM NO.5:

Case #S03-18 – Consideration of approval of a Preliminary Plat for Shawnee Retail Center located at 4900 N. Harrison Avenue, Shawnee, OK (Deferred from May 2nd, 2018 Planning Commission)

Applicant: TLP Associates, INC

Application withdrawn with previous case.

AGENDA ITEM NO.6:

Case #S04-18 – Consideration of approval of a Preliminary Plat for Maple Development, LLC located on Shawnee Mall Drive, East of the BNSF Railroad Tracks, Shawnee, OK (Deferred from May 2nd, 2018 Planning Commission)

Applicant: Sid and Javal, INC

Chairman Bergsten asked for staff report. Justin Debruin presented staff report and explained that staff requests to defer case one more time as applicant changed engineers two or three times to get better design and some items requested were not included on latest plat submitted. Mr. Debruin stated that his request to defer was due to the challenges that the applicant is working through. 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. Chairman Bergsten closed the public portion of the meeting and asked for any comments, questions or a motion. Commissioner Matthews made a motion to defer, seconded by Commissioner Kienzle.

Motion to defer to July 5th, 2018 Planning Commission Meeting:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Case #S07-18 – Consideration of approval of a Preliminary Plat for Shawnee Motel Addition, located at 4981 N. Harrison Avenue, Shawnee, OK (Deferred from May 2nd, 2018 Planning Commission)

Applicant: Joe Covey

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and stated that staff recommended deferral to July as no corrections have been made with current issues. 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. Chairman Bergsten closed the public portion of the meeting and asked for any comments, questions or a motion. Commissioner Rowell made a motion to defer, seconded by Commissioner Deem.

Motion to defer to July 5th, 2018 Planning Commission Meeting:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.8:

Case #P08-18 – A public hearing in consideration of approval for the Bison Crossing Planned Unit Development located at 3954 N. Kickapoo Avenue, Shawnee, OK (Deferred from the May 2nd, 2018 Planning Commission)

Applicant: Kurt Kalies

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and included property location while explaining there were three property owners looking at the site as a unified shopping center. Mr. Debruin stated it can get complicated with shared access agreements, among other items, so staff requested a property owner agreement between parties. Mr. Debruin explained a reduction in the number of drives along Kickapoo was implemented to optimize site, along with restricting access of Penney Street to a one way only. Mr. Debruin informed board that while listening to minutes from last month's meeting, he was aware of the traffic concerns discussed, and stated they would bring it forward to City Commission and also mentioned adding additional condition. Staff has reviewed all documents and recommends approval with conditions. Mr. Debruin explained the potential of adding additional condition. Chairman Bergsten asked if staff was suggesting that one of the three entrances lines up with drive across Kickapoo Avenue. Justin Debruin confirmed and stated one drive needed to be adjacent to one across street because of traffic issues. Commissioner Matthews expressed applicant agreeing to implement this from last meeting. Mr. Debruin explained the current documents did not show this and wanted to make sure it was included. Chairman Bergsten asked what signage would be constructed for one way street off Penney to deter traffic. Justin Debruin explained a one way sign showing directly to the south would be constructed, along with an arrow. Commissioner Deem asked if the traffic concerns would be brought forward with City Commission and Mr. Debruin agreed. 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. John Peck came forward as primary developer of property and stated he is in complete agreement with streets coinciding with each other to alleviate traffic issues. Mr. Peck hopes a light will be implemented and also wanted to thank Justin, Jared and John for their work and leadership. Chairman Bergsten closed the public portion of the meeting and asked for any comments, questions or a motion. Vice-Chairman Cowen made a motion to approve with conditions, seconded by Commissioner Kienzle.

Motion passes w/ conditions:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.9:

Planning Director's Report

Justin Debruin gave update regarding the comprehensive plan update, Shawnee Today and Tomorrow and discussed online survey. Mr. Debruin also informed board of the kickoff event for citizen participation and the stakeholder interview dates. Commissioner Kienzle asked what the process would be once the plan is completed, as in being brought before Planning Commission for recommendation then forward to the City Commission for adoption. Mr. Debruin agreed and described stages of plan.

AGENDA ITEM NO.10:

Commissioners Comments and/or New Business

Chairman Bergsten complimented Brittney Burton on doing a good job at last meeting. Justin Debruin informed board of the hiring of a new assistant city planner. Commissioner Kienzle asked if there was any feedback about the upcoming vote. Mr. Debruin stated he has not heard much. Commissioner Kienzle asked about the traffic signal that was knocked down at intersection of I-40 & Harrison Avenue. Mr. Debruin explained he was unaware of this but would look into it. Commissioner Deem asked what was going on at the north end of the Domino Plaza property. Justin Debruin informed her they were working on the 80' freestanding sign. Commissioner Deem asked if there was anything new regarding traffic plaza going in and Mr. Debruin stated there was none.

AGENDA ITEM NO.11:

Adjournment

Meeting was adjourned.



Chairman/Vice-Chairman

Cheyenne Pettigrew
Planning Commission Secretary