

REGULAR PLANNING COMMISSION MINUTES

DATE: June 1, 2022

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on June 1, 2022, at 1:30 p.m., according to notice duly posted as prescribed by law.

Item 1. Roll Call

Chair Deem called the meeting to order at 1:30 p.m. City Planner, Rachel Clyne, called roll and stated a quorum was present.

The following Commissioners were present:

Present: Loftis-Walton, Johnson, Deem, Mew-Palmer

Absent: Walker, Reese, Rowell

Item 2. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of May 4, 2022. Chair Deem asked the Planning Commissioners for questions or corrections to the minutes.

Commissioner Johnson made a motion to **Approve** the minutes as presented, which Commissioner Mew-Palmer seconded.

Motion **passed 4-0-0**.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer

Nay: None

Abstain: None

Item 3.

Case No. RZ07-22 – Public hearing and consideration of a request for rezoning property from I-2 (Light Industrial District) to C-3 (Highway Commercial District) at 1414 N. Kennedy Avenue.

Applicant: Valir PACE represented by: Emily Tremblay

Chair Deem read the agenda item and asked for a staff report. Planner Clyne provided background information on the application request. The subject property is located at 1414 N. Kennedy Avenue. The property is approximately 2 acres and contains several buildings formerly known as 'Doctors Building.' The request is to rezone from I-2 (Light Industrial District) to C-3 (Highway Commercial District).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has High Intensity Commercial land use designation. C-3 is an appropriate zoning district for this land use designation. The request is in conformance with the 2040 Comprehensive Plan.

The property is slated for use as services, including medical, for elderly and disabled citizens. More specifically, Valir PACE is a Program of All-inclusive Care for the Elderly entity. The Valir PACE facility provides this system of care around the Adult Day Health Center, which is open on weekdays from 8 a.m. to 5 p.m. The center provides two daily meals, planned social activities, and scheduled fitness sessions. This use is permitted in the C-3 zoning district.

Staff recommended the Planning Commission recommend to the City Commission **APPROVAL** of **RZ07-22** a request to rezone property located at 1414 N. Kennedy Ave. from I-2 (Light Industrial

District) to C-3 (Highway Commercial District).

Chair Deem asked if there were questions for staff and then opened the public hearing. The applicant's representative, Emily Tremblay, was present and available for questions. With no additional speakers, the public hearing was closed.

Commissioner Loftis-Walton made a motion to recommend the **APPROVAL** of Case No. **RZ07-22** to the City Commission, which Commissioner Mew-Palmer seconded. Following any discussion, the motion **passed 4-0-0**.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer
Nay: None
Abstain: None

It was announced the item would be heard at the June 20, 2022, City Commission meeting at 6 p.m.

Item 4.

Case No. PUD01-22 – Public hearing and consideration of a request for a Planned Unit Development (PUD) on ±8.79 acres north of West MacArthur Street and east of Acme Road.

Applicant: J. Bentley Investments, LLC represented by Grubbs Consulting, LLC

Chair Deem read the agenda item and asked for a staff report. Planner Clyne explained that to allow the applicant additional time to revise the PUD design statement, staff recommended to **DEFER** the public hearing for PUD01-22 until the Planning Commission meeting on August 3, 2022 and that the Planning Commission recommend that the City Commission **DEFER** the public hearing for PUD01-22 to the regular City Commission meeting on August 18, 2022.

Chair Deem asked if there were questions for staff. With no questions, she asked for a motion.

Commissioner Loftis-Walton made a motion to **DEFER** Case No. **PUD01-22** to the August 3, 2022, Planning Commission meeting and recommend that the City Commission **DEFER** the public hearing for **PUD01-22** to the regular City Commission meeting on August 18, 2022, which Commissioner Johnson seconded.

Following any discussion, the motion **passed 4-0-0**.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer
Nay: None
Abstain: None

It was announced the item would be heard at the June 20, 2022, City Commission meeting at 6 p.m.

Item 5.

Community Development Department Update

Community Development Director Rian Harkins addressed the Planning Commission and advised the RFP for the Twin Lakes Master Plan had produced several proposals which were under review. The next step would be scheduling consultant interviews. Director Harkins gave an update on the progress of the Unified Development Code. He advised that stakeholder and small group interviews with the consultants were scheduled for the coming weeks. A public meeting would be on June 16, 2022, in the Commission Chambers at 5:30 pm. He spoke about the continued release of CDBG funds for relief for COVID-related rent and utilities. Director Harkins advised the board members that the visioning process for the future use of the Santa Fe Depot was underway and the first two (2) meetings were

well attended. He stated there were meetings scheduled for June 2nd, 8th, and 9th, and he advised a listening session for the public to make comments or ask questions would be held on June 7th. Director Harkins reported that the Love Your Block (LYB) window for the mini-grants applications had just closed. He concluded by stating the LYB mini-grants were funded by the John Hopkins Foundation, not by the City. In response to Chair Deem's question, Harkins confirmed the last meeting date for the Santa Fe Depot visioning process would be June 9, 2022.

Item 7. Planning Commissioners' Comments

Commissioner Loftis-Walton spoke about the economic development at the state level. She shared that Shawnee would have the opportunity for industrial investments in infrastructure. Commissioner Johnson expressed her excitement for the progress happening in the City and gave her thanks to the staff. Commissioner Mew-Palmer was also excited by the ongoing progress. She had attended a Santa Fe Depot meeting and was pleased with the public participation. Chair Deem announced that this would be her last Planning Commission meeting. She shared that it had been a privilege to serve on the Commission. She shared her excitement about the progress of the City and stated she had confidence in the Community Development Director. All attending expressed gratitude to Chair Deem and wished her well.

Item 8. Adjournment

The meeting adjourned at 1:46 p.m.



Chair/Vice-Chair

/s/ Rachel Clyne

City Planner