

PLANNING COMMISSION MINUTES

DATE: JUNE 1ST, 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, June 1st, 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: Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

Absent: Morton

Meeting was called to Order.

AGENDA ITEM NO. 2: **Consideration of Approval of the minutes from the May 4th, 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 Kerbs made a motion to approve, seconded by Commissioner Clinard.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, Cowen, Affentranger

NAY:

ABSTAIN: Kienzle

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 #P04-16 – A public hearing for consideration of approval of a Rezone from C-3; Highway Commercial to R-3; Multi-Family Residential, located on the Northwest corner of Bonita and Benedict Streets, Shawnee, OK**

Applicant: **Ethan Acock**

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin described the area for the rezone as being on the Northwest corner of Benedict and Bonita Streets and mentioned that Benedict is defined as a collector street. Justin Debruin discussed the current zoning of C-3; Highway Commercial, and how long this location has had that specific zoning. Mr. Debruin went on to mention the similarities of C-3 and R-3 zoning and that the applicant would like to build single story the best he can. A four foot sidewalk would be required. Mr. Debruin stated staff recommended approval and that he would be happy to answer any questions. Chairman Bergsten asked if there were any questions. Commissioner Kerbs asked where the closest R-2 zoning was located. Mr. Debruin informed him it was the properties to the south and east of the location. Commissioner Kerbs asked for verification

of the size of the lot and the requirements for the zoning. Chairman Bergsten asked if there were any other questions. There were none and Chairman Bergsten opened the public portion of the meeting and there was no one in the audience so Chairman Bergsten closed the public portion and asked if the Commissioners had any questions, comments or a motion. Commissioner Kerbs made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #S12-16 –Consideration of approval of a Preliminary Plat for Haag Addition, located on Union Street, North of Shawnee Mall Dr., Shawnee, OK

Applicant: The Landrun Group, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin stated that the site was located just east of Wal-Mart and the proposed development was for a Furniture Factory Outlet. Justin Debruin explained that 17,000 square feet would be for show room and additional 8,000 for warehousing. Mr. Debruin went over the plats and discussed the condition that the property owners to the north would dedicate fifteen feet for a perimeter easement. Mr. Debruin stated the two conditions for preliminary plat and the four conditions for final plat. Justin Debruin stated staff recommends approval and Chairman Bergsten asked if there were any questions. Commissioner Kienzle asked if the traffic has been looked at for the area to see how much traffic would generate. Mr. Debruin stated the last study showed capacity had not been reached yet but was close. Commissioner Kerbs asked if the easement on the north was a utility easement and Mr. Debruin agreed. Commissioner Kerbs asked about the auto group having a roadway connecting to the back road for Wal-Mart and mentioned his concern for the trucks going in to the Furniture store. Mr. Debruin discussed the shared drainage site with Gordon cooper and stated he would consider the roadway discussion. Commissioner Kerbs asked if the city has any dictation for size of the dumpster enclosures and Mr. Debruin agreed. Chairman Bergsten asked if there were any questions. There were none and Commissioner Kerbs made a motion to approve with two conditions, seconded by Vice-Chairman Cowen.

Motion passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Case #S13-16 –Consideration of approval of a Final Plat for Haag Addition, located on Union Street, North of Shawnee Mall Dr., Shawnee, OK

Applicant: The Landrun Group, LLC

Combined staff report with Item Number 5. Chairman Bergsten opened the public portion of the meeting and asked if there was anyone who would like to speak in favor or against the item. There were none and Commissioner Kerbs made a motion to approve with conditions, seconded by Commissioner Affentranger.

Motion passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Planning Director's Report

Justin Debruin mentioned The Garage restaurant would open soon and the Shawnee Marketplace submitted a permit for a four tenant shopping center but do not know what will be going in yet. Commissioner Clinard asked for the streetscape timeline and Mr. Debruin stated they were a little behind but not by much and explained some of the work being completed. Commissioner Clinard asked if anyone had applied for the Downtown Ordinance since it was passed. Mr. Debruin stated not yet but they were waiting on a resolution of support from the City Commission before moving forward. Vice-Chairman Cowen asked for an update regarding the property maintenance code. Justin Debruin discussed each of the four properties in question and Commissioner Kienzle asked about demoing a building after the property was given offers to sale. Mr. Debruin mentioned wanting to look into that topic. Commissioners and staff had discussion over the demos and Mr. Debruin stated he would get with Mike Clover. Commissioner Kerbs asked about having trees removed from downtown.

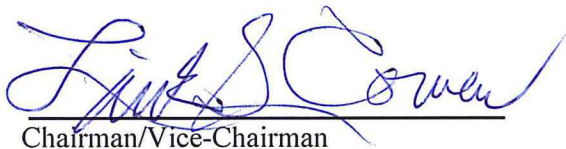
AGENDA ITEM NO. 8:

Commissioners Comments and/or New Business

Commissioner Kerbs stated Shawnee Trail Days would be coming up and Commissioner Kienzle mentioned how nice it was for the sidewalk to go in at the Shawnee Middle School.

AGENDA ITEM NO. 9:

Adjournment



Chairman/Vice-Chairman

Cheyenne Lincoln
Planning Commission Secretary