

PLANNING COMMISSION MINUTES

DATE: MAY 22nd, 2019

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, May 22nd, 2019, 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:

Meeting was called to Order.

AGENDA ITEM NO.2:

Consideration of approval of the minutes from the May 1st, 2019, Planning Commission Meeting

Chairman Bergsten asked Commission for any comments, questions, or a vote.

Planning Director Rebecca Blaine stated to the Commission that the approval of the May 1st, 2019 Planning Commission Meeting Minutes was added to the Agenda in error.

The item was tabled to the June 5th, 2019 Planning Commission Meeting

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:

Review and discuss current draft of Comprehensive Plan

This item was moved to a later portion of the meeting.

AGENDA ITEM NO.5:

Case P02-19 – Consideration of approval of a rezone from A-1 to C-3 of a 4.92-acre property located at the northeast corner of North Union and East 45th, Shawnee, OK

Applicant: Stephen Landes

Planning Director Rebecca Blaine presented staff report. She briefly described the scope of the project. She stated the requested zoning is consistent with the zoning of the area and the intent of the 2005 Comprehensive Plan for this area, although she noted that the 5-acre tract would not be appropriate for “big box” businesses based on the Comprehensive Plan. She stated staff recommends approval of the item.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward.

No one came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any other comments or questions. There were no more comments or questions and Chairman Bergsten asked for a motion. Commissioner Matthews motioned to approve of the requested rezone; seconded by Commissioner Deem.

Motion passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.6

Case P05-19 – Consideration of approval of a rezone from A-1 to C-3 of a 2.94-acre property located east of North Union and North of East 45th, Shawnee, OK

Applicant: Stephen Landes

Planning Director Rebecca Blaine presented staff report. She described the property as being directly east of Case P02-19. Commissioner Matthews asked if there have been any thoughts regarding widening East 45th Street. Director Blaine told him she would speak to Engineering about it. Commissioner Matthews stated as more property gets rezoned to C-3, there will be more traffic. Commissioner Cowen stated that Union to MacArthur would be cleared to highway. Director Blaine she would also look into that.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. No one came forward.

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Cowen motioned to approve the requested rezone; seconded by Commissioner Matthews

Motion passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Case P07-19 – Consideration of approval of a rezone from C-3 to R-1 of a 23.85-acre property located North of East 45th and immediately adjacent to the A.T. & S.F. Railroad, Shawnee, OK

Planning Director Rebecca Blaine presented staff report. She stated that the property fronts East 45th Street and it extends north near Interstate Highway 40 along the railroad. She stated the applicant intends to develop a single-family residential development. She stated the request is in line with the 2005 Comprehensive Plan. Commissioner Kienzle asked if City code regulates how close a dwelling unit can be to a railroad track. Director Blaine stated the setback requirement is determined by the setback line. Chairman Bergsten stated it would be something the Planning Commission would examine during a review of the preliminary plat. Commissioner Deem asked about the property directly north being cleared and the intentions of that property. Director Blaine stated the Planning Department has no information on that property currently. Commissioner Matthews asked if both properties are owned by the same entity. Director Blaine stated all three are under the same ownership but are separate properties from the 24.85-acre tract. Commissioner Kienzle asked if the sidewalk standards would be the same for this development as in other parts of the City. Director Blaine stated those standards are for public streets. At one

point, these types of developments were required to have sidewalks, but that requirement was rescinded. However, the part of the development that is adjacent to the public roadway would be required to have a sidewalk. Commissioner Cowen stated that the newspaper map and the map on the staff report are inconsistent. Director Blaine asked Assistant City Planner Joseph Barker to clarify. Commissioner Cowen elected to ask the applicant, Stephen Landes of Landes Engineering, to clarify this confusion instead. Mr. Landes stated the front of the property would remain zoned as C-3. Commissioner Deem asked if there would be sidewalks. Mr. Landes stated there would be because the commercial lots are required to have them.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. The applicant, Stephen Landes of Landes Engineering, came forward. Chairman Bergsten asked if Mr. Landes if he had any information on what is being developed north of this item. Mr. Landes stated a preliminary plat is being developed, but is not ready to be submitted at this time. He stated they are looking at a regional approach for this area. He stated the area has been cleared of trees. He stated the area is being intended for commercial use. Commissioner Deem stated it would be wise to have something aesthetically pleasing nearby. Mr. Landes stated a regional pond is being considered, or more residential. Commissioner Cowen asked how many lots are being intended for the property to be rezoned. Mr. Landes stated it would be approximately 90 lots. He also stated the lots would be around a quarter of an acre. The general dimensions would be 62 feet by 65 feet, and are about 125 to 130 feet deep.

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Matthews motioned to approve the requested rezone; seconded by Commissioner Rowell

Motion passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.4:

Review and discuss current draft of Comprehensive Plan

Director Blaine introduced Stephanie Amy as the RDG representative for the digital conference call. Assistant City Planner Barker contacted Ms. Amy. Due to technical issues, the conference was delayed.

After roughly 20 minutes, Assistant City Planner Barker once again contacted Ms. Amy. Ms. Amy summarized the latest draft of the 2019 Comprehensive Plan and how RDG formed the information and data presented in it, including information on gateways into Shawnee and transportation issues. She also gave a brief description of multiple proposed policies on residential and commercial locations, and land use in the City. Another area of focus was increasing quality of life. Commissioner Cowen asked Ms. Amy about focus north of Independence Street. He stated most of Shawnee's economic growth will be north of Independence. Ms. Amy stated that the land use plan covers the entire City, but that each area has its own policy. Commissioner Matthews stated that Bryan Avenue was considered for extension to nearby Interstate Highway 40 from East 45th Street, and to take Westech Road to Kickapoo Avenue. In addition, there are issues regarding transportation that have still yet to be resolved with the Sac & Fox Nation and the school system. Commissioner Cowen stated that most of the traffic issues are on Kickapoo Avenue and Harrison Avenue south of Interstate Highway 40. Commissioner Kienzle expressed concern that the current draft of the Comprehensive Plan does not discuss public art enough. She also felt multiple other issues were not addressed adequately.

Director Blaine stated that the Comprehensive Plan needs to have a higher resolution to make printed copies legible. She apologized to the Planning Commission for the technical issues. Discuss of the Comprehensive Plan was delayed to the June 5th, 2019 Planning Commission Meeting.

Planning Director's Report

There was no Director's Report.

AGENDA ITEM NO.9:

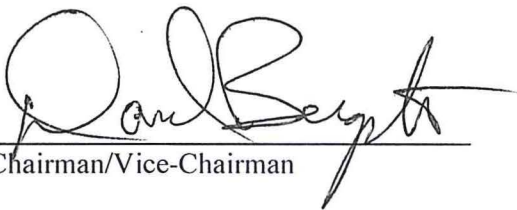
Commissioners Comments and/or New Business

There were no comments.

AGENDA ITEM NO.10:

Adjournment

Meeting was adjourned.


Chairman/Vice-Chairman

Joseph Barker
Planning Commission Secretary