

PLANNING COMMISSION MINUTES

DATE: MAY 3RD, 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, May 3rd, 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, Bergsten, Cowen, Kienzle, Affentranger

Absent:

Meeting was called to Order.

AGENDA ITEM NO. 2:

Consideration of Approval of the minutes from the April 5th, 2017 Planning Commission Meeting

Chairman Bergsten asked if the Board had time to review the minutes and if there were any questions or comments. Commissioner Affentranger made a motion to approve, seconded by Commissioner Walker.

Motion passed:

AYE: Clinard, Walker, 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 #P05-17 – A public hearing for consideration of approval of a Rezone from A-1; Rural Agricultural District to C-3; Highway Commercial District, located at 4720 North Harrison Ave, Shawnee, OK

Applicant: Nelmon Brauning

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Commissioners that the comprehensive plan shows for area to be zoned C-3; Highway Commercial. Lot is roughly an acre in size and staff has no objection to rezone. Justin Debruin explained there is not a proposed use as of yet and the residential home on property will be demolished. Staff does recommend approval. Mr. Debruin discussed the commercial requirements including landscaping, sidewalks, façade and off street parking. Chairman Bergsten asked if the demo would be soon and Mr. Debruin mentioned he was not sure of a time line but it would not disrupt the construction process. 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 to speak in favor. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments,

questions or a motion from the Commissioners. Vice-Chairman Cowen asked Nelmon Brauning if she knew when the demo was scheduled and she informed him that demolitions typically wait until closing is completed. Vice-Chairman Cowen made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Planning Director's Report

Justin Debruin informed Commissioners of the amount of building permits coming in and gave update on new commercial developments. Mr. Debruin confirmed the new Sonic being constructed on Harrison and Highland will have two entrances/exits. Justin Debruin asked if there were any questions. Commissioner Kienzle asked if there were any code enforcement responsibility along the highway and Mr. Debruin mentioned that the State typically hires contractors for trash pickup and mowing. Commissioner Kienzle discussed a damaged billboard that could pose a hazard to traffic and Mr. Debruin mentioned he would get in contact with the contractor and also mentioned billboard ordinance. Commissioner Affentranger asked if any sod was laid at the new Regal development and Justin Debruin stated that their temporary CO was issued to finish landscaping and it will be addressed. Chairman Bergsten asked for status on Avonlea and Mr. Debruin stated building permit was issued but work has not been completed and permit is past six month time frame. Commissioner Clinard asked for status on a downtown property violation and Justin Debruin informed her it was being included on next round. Commissioner Kienzle mentioned the damaged curbs on the streetscape by Burger King on west side of road and Mr. Debruin stated he would look into the maintenance bonds in place and discuss it with the City Engineer.

AGENDA ITEM NO. 6:

Commissioners Comments and/or New Business

Chairman Bergsten wanted to thank Commissioner Affentranger for his service and was saddened to hear of his resignation. Justin Debruin also thanked him for his service.

AGENDA ITEM NO. 7:

Adjournment

Meeting was adjourned.


Chairman/Vice-Chairman

Cheyenne Pettigrew
Planning Commission Secretary