

PLANNING COMMISSION MINUTES

DATE: APRIL 5TH, 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, April 5th, 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, Bergsten, Cowen, Affentranger

Absent: Kienzle

Meeting was called to Order.

AGENDA ITEM NO. 2: **Consideration of Approval of the minutes from the February 1st, 2017 Planning Commission Meeting**

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

Motion passed:

AYE: Clinard, Bergsten, Cowen, Affentranger

NAY:

ABSTAIN:

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: **Swearing in of Craig Walker to the Planning Commission**

Craig Walker was sworn in.

AGENDA ITEM NO. 5: **Blue Zones Presentation**

John Warder gave a presentation on the Blue Zone project.

AGENDA ITEM NO. 6: **Case #P01-17 – A public hearing for consideration of approval of a Rezone from R-1; Single Family Residential District to C-3; Highway Commercial District, located at 1012, 1016 and 1018 North Kickapoo Street, Shawnee, OK**

Applicant: Nelmon Brauning

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin stated the purpose of rezone was to construct a storage building and that Staff does not object to the rezone but there is concern regarding the storage aspect along Kickapoo Street. Justin Debruin discussed beautification measures and construction requirements. Chairman Bergsten questioned the parking and landscape requirements and Mr. Debruin responded with mentioning that site will be required to have landscaping, off street parking and sight proof fencing. Commissioner Clinard asked if there were plans to widen Kickapoo in that area and Mr. Debruin agreed. Commissioner Clinard commented on the surrounding residential zoning and storage uses. Vice-Chairman Cowen stated his belief that the storage facility would not have a negative impact on the area. 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. Holly Anthony 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 made a motion to approve, seconded by Commissioner Affentranger.

Motion passed:

AYE: Walker, Bergsten, Cowen, Affentranger

NAY: Clinard

ABSTAIN:

AGENDA ITEM NO. 7:

Case #P02-17 – A public hearing for consideration of approval of a Rezone from R-2; Combined Residential District to I-3; Heavy Industrial District, located at 10 and 20 East Farrall Street and 524 South Bell Street, Shawnee, OK

Applicant: Joe Ford

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Commissioners that the properties were combined properly for future expansion at the Shawnee Mill. Staff has no objection to the rezone. 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. Joe Ford 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. Commissioner Clinard made a motion to approve, seconded by Commissioner Affentranger.

Motion passed:

AYE: Clinard, Walker, Bergsten, Cowen, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 8:

Case #P03-17 – A public hearing for consideration of approval of a Rezone from R-2; Combined Residential District to C-3; Highway Commercial District, located at 525 South Kickapoo Street, Shawnee, OK

Applicant: Don Waller

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin stated the request for rezone was to construct an ice/water vending machine that is allowed on C-3 zoned properties. Justin Debruin explained that site will be required to have landscaping, off street parking and sight proof fencing, along with beautification standards. Staff has no objection to the rezone request. Chairman Bergsten asked if applicant was aware of the widening of Kickapoo Street and Mr. Debruin agreed. Commissioner Clinard asked if the ice machines are similar to others in town and Justin Debruin mentioned he had not seen any plans for it. Commissioner Clinard also questioned the beautification/landscaping standards and Mr. Debruin responded with the requirements. 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. Commissioner Affentranger made a motion to approve, seconded by Vice-Chairman Cowen.

Motion passed:

AYE: Clinard, Walker, Bergsten, Cowen, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 9:

Planning Director's Report

Justin Debruin discussed the Blue Zones project and went over the board terms expiring June 1st. Chairman Bergsten asked for an update on new commercial construction. Commissioner Clinard questioned the number of entrances/exits for the new Sonic on Harrison Street. Vice-Chairman Cowen asked for an update on the Dagiva Property on Main Street. Mr. Debruin updated Craig Walker on the Downtown Property Maintenance Code. Commissioner Clinard asked for an update on the sidewalks being constructed by the Avedis Foundation. Commissioner Affentranger remarked about the unsightly grass on the curbs between the sidewalks off Bryan Street. Justin Debruin discussed plans for updating the comprehensive plans and sub division regulations in the future.

AGENDA ITEM NO. 10:

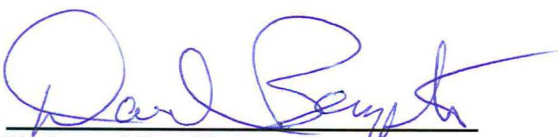
Commissioners Comments and/or New Business

No Comments or New Business.

AGENDA ITEM NO. 11:

Adjournment

Meeting was adjourned.


Chairman/Vice-Chairman

Cheyenne Pettigrew
Planning Commission Secretary