

PLANNING COMMISSION MINUTES

DATE: March 2nd, 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, March 2nd, 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, Affentranger

Absent: Morton, Cowen, Kienzle

Meeting was called to Order.

AGENDA ITEM NO. 2:

Consideration of Approval of the minutes from the February 3rd, 2016 Planning Commission Meeting

Chairman Bergsten asked if the Board had time to review the minutes and if there were any questions or comments. There were none and Commissioner Affentranger made a motion to approve, seconded by Commissioner Clinard.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, 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:

Case #S01-16 – Consideration of approval of a Preliminary Plat for Vision Addition, Section II, located at 4301 N. Harrison, Shawnee, OK

Applicant: Vision Bank, NA

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin stated the property is zoned C-3; Highway Commercial with four total lots, two developmental lots and two out lots. It includes a collector street, four foot sidewalks and staff does recommend approval with five conditions, including a letter from FEMA indicating any changes to floodplain. Chairman Bergsten asked if there were any questions. Commissioner Kerbs asked if the A-1 zoning was a typo. Justin Debruin confirmed, explaining the map has not been updated. Commissioner Kerbs also asked if there was only an entry drive going in and Mr. Debruin agreed. Commissioner Kerbs asked if there would be any kind of flashing lights put in since it was on an incline. Justin Debruin stated he would look into that. Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item

would like to come forward. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward and Carl Packwood came forward to speak. Mr. Packwood stated they had one parcel behind the bank under contract and would like to push along. Chairman Bergsten asked who is interested in property. Carl Packwood informed him a real estate developer from Oklahoma City would like to put in a strip center that will possibly house a restaurant. Richard Landes came forward went over plans and stated he would be happy to answer any questions. Chairman Bergsten asked if there were any questions, there were not and Chairman Bergsten closed the public portion of the meeting and asked if the Commissioners had any questions or comments. Commissioner Kerbs made a motion to approve with the five conditions, seconded by Commissioner Affentranger.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #S02-16 –Consideration of approval of a Preliminary Plat for Rolling Hills Addition, located at the NE Intersection of Main & Bryan, Shawnee, OK

Applicant: Absentee Shawnee Housing Authority

Chairman Bergsten asked for the staff report. Commissioner Affentranger asked if he could interject and informed the Board that he currently serves on the Board of the Absentee Shawnee Housing Authority and planned to Abstain from voting and asked if there would be no quorum. Staff and the Board discussed the options and agreed to recess to ask City Attorney for an answer. Justin Debruin reconvened and went over staff report. Mr. Debruin informed the Board the proposal was for twenty-four single-family residential homes on around 9.3 acres with one common area. One existing home resides on Lot 11. Justin Debruin went on to specify four foot sidewalks and street improvements would be required. Sewer and water lines are in place and staff does recommend approval with five conditions. Chairman Bergsten asked if there were any questions. Commissioner Kerbs asked if the R-1P zoning listed is a conditional use permit. Mr. Debruin agreed and mentioned it was added in 2014 for the community center. Commissioner Kerbs asked if it would stay R-1P and the remainder would stay only R-1. Justin Debruin agreed. Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward. No one came forward. Chairman Bergsten asked if there were any questions or comments and Commissioner Kerbs asked if the sidewalks on Main Street would be required to extend all the way to the end of the property line. Justin Debruin agreed. The Commissioners made a motion to postpone and move the item towards the end of the meeting. The board reconvened after hearing agenda item number eight and Chairman Bergsten asked Mr. Erickson if he would come forward. Mr. Erickson stated the vote to abstain would not count and with quorum already being established, he believed the Commissioners could move forward with the motion. Chairman Bergsten asked for a motion and Commissioner Kerbs made a motion to approve with five conditions, seconded by Commissioner Clinard.

Motion passed:

AYE: Kerbs, Clinard, Bergsten

NAY:

ABSTAIN: Affentranger

AGENDA ITEM NO. 6:

Case #S03-16 –Consideration of approval of a Final Plat for Avonlea Addition, located at 789 W. Country Grove Dr., Shawnee, OK

Applicant: United Senior Properties

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin stated the item was a request for a Final Plat for Avonlea Cottages. Justin Debruin stated it is an Assisted Living Facility located on Harrison Street and Country Grove Dr. The plans include an expansion and Mr. Debruin informed the Commissioners that for the need to have a drive onto Harrison Street, staff will require the applicant to acquire the driveway easement and shared access agreement between Car-Mart and Avonlea Cottages, easements and an outlot, as well as other items. Justin Debruin stated staff approves the Final Plat with six conditions. Chairman Bergsten asked if there were any questions, Commissioner Kerbs asked if the applicant would only be adding onto the existing driveway and Mr. Debruin agreed. Chairman Bergsten stated the plat looked nearly the same as the preliminary and Justin Debruin said they were essentially the same. Commissioner Kerbs asked if the floodzone is based off a 100 year or 50 year floodplain. Justin Debruin confirmed it was a 100 year. Chairman Bergsten asked if there were any other questions, there were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward. Richard Landes came forward to discuss the project. Chairman Bergsten asked if the driveway would be shared and Richard Landes said it would. Chairman Bergsten closed the public portion of the meeting and asked if there were any other questions or a motion. Commissioner Clinard made a motion to approve with the six conditions, seconded by Commissioner Kerbs.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Case #S04-16 – Consideration of approval of a Preliminary Re-Plat for Regal Addition, located at 4200 N. Harrison, Shawnee, OK

Applicant: Forum Investments, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Board that he would be presenting the staff reports for both cases together. The applicant requested to construct a car lot on approximately 1.42 acres with two points of access. Justin Debruin mentioned the only main concern is for the sewer expansion which would most likely come from the south end of Country Grove Dr. and staff does recommend approval for the preliminary plat re-plat with four conditions. Staff recommends approval for the final plat with five conditions. Chairman Bergsten asked if there were any questions for Justin Debruin. There were not and Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward on either case. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward. Richard Landes came forward to discuss the project. Commissioner Kerbs asked if there was a still an empty lot behind and Mr. Landes agreed. Commissioner Clinard asked if there were any stone or brick on metal building. Mr. Landes stated it would not be all metal, maybe with brick veneer. Chairman Bergsten stated there was a requirement for the façade and also asked about the detention pond and storm water drainage. Chairman Bergsten asked if there were any questions or comments. Commissioner Kerbs made a motion to approve the Preliminary Re-Plat with four conditions,

seconded by Commissioner Affentranger. Commissioner Kerbs made a motion to approve the Final Plat with five conditions, seconded by Commissioner Affentranger.

Motion passed for Preliminary Re-Plat:
AYE: Clinard, Kerbs, Bergsten, Affentranger
NAY:
ABSTAIN:

AGENDA ITEM NO. 8:

Case #S05-16 – Consideration of approval of a Final Plat for Regal Addition, located at 4200 N. Harrison, Shawnee, OK

Applicant: Forum Investments, LLC

Combined staff report with Case #S04-16.

Motion passed for Final Plat:
AYE: Clinard, Kerbs, Bergsten, Affentranger
NAY:
ABSTAIN:

AGENDA ITEM NO. 9:

Planning Director's Report

Justin Debruin discussed possibly bringing up an item for the next Agenda regarding ground floor residential downtown allowance. Mr. Debruin stated this would offer more options for Downtown but there would be a lot of details to discuss going forward. Commissioner Kerbs asked about frontal storage and Mr. Debruin mentioned checking into ordinances if it may need to be changed. Commissioner Clinard asked about the parking and Justin Debruin stated that may be another item to be looked over and discussed. Chairman Bergsten asked if Mr. Debruin had been able to research other cities and Mr. Debruin informed him he looked in Municode and viewed around ten to fifteen of them. Commissioner Clinard discussed looking at price points for the back of a building to see if it would be attractive. Commissioner Affentranger asked if the owner might be the one living in the back and Justin Debruin informed him he did see that too. Chairman Bergsten stated he saw benefits to the idea. Commissioner Kerbs mentioned a study that covered urban and downtown living and is interested in the report.

AGENDA ITEM NO. 10:

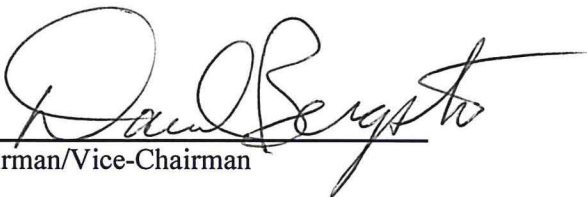
Commissioners Comments and/or New Business

Commissioner Kerbs wanted to add to Chairman Bergsten's statement on thanking him for his work and how appreciative he is.

AGENDA ITEM NO. 11:

Adjournment

Meeting was adjourned.


Chairman/Vice-Chairman

Cheyenne Lincoln
Planning Commission Secretary