

REGULAR PLANNING COMMISSION MINUTES

DATE: February 2, 2022

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on February 2, 2022, at 1:30 p.m., according to notice duly posted as prescribed by law.

Item 1. Roll Call

Chair Deem called the meeting to order at 1:32 p.m. City Planner, Rachel Clyne, called roll and stated a quorum was present.

The following Commissioners were present:

Present: Loftis-Walton, Johnson, Deem, Mew-Palmer, Reese

Absent: Walker, Rowell

Item 2. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of January 5, 2022. Chair Deem asked the Planning Commissioners for questions or corrections to the minutes.

Commissioner Loftis-Walton made a motion to Approve the minutes as presented, which Commissioner Reese seconded.

Motion passed 5-0-0.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer, Reese

Nay: None

Abstain: None

Item 3. RZ02-22

Public hearing and consideration of a request to rezone property located west of 190 W Shawnee Mall Drive from CP (Planned Shopping Center District) to C-3 (Highway Commercial District).

Case No. RZ02-22, Applicant: Muhammad Khan, PE, SMC Consulting

Chairperson Deem asked for a staff report. Planner Clyne provided background information on the application request. The subject property is located west of 190 W. Shawnee Mall Drive in what is currently parking spaces of the Shawnee Mall. This application requests the subject property be rezoned from CP (Planned Shopping Center District) to C-3 (Highway Commercial District).

The area requested for rezoning is also undergoing the platting process to become Striker Equities at Shawnee Mall subdivision. The proposed plat is approximately 0.4364 acres and will be located directly west of The Garage restaurant, which is at 190 W. Shawnee Mall Drive.

Chair Deem open the public hearing. The applicant, Muhammad Khan, PE, SMC Consulting, was

present and available for questions. With no other speakers, the public hearing was closed.

Staff recommended that the Planning Commission recommend to the City Commission APPROVAL of RZ02-22 a request to rezone property located west of 190 W Shawnee Mall Drive from CP (Planned Shopping Center District) to C-3 (Highway Commercial District). It was announced the item would be heard at the February 22, 2022, City Commission meeting.

Commissioner Loftis-Walton made a motion to recommend APPROVAL of Case No. RZ02-22 to the City Commission, which Commissioner Reese seconded.

Following any discussion, the motion passed 5-0-0.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer, Reese

Nay: None

Abstain: None

Item 4. PPL01-22 Consideration of an application for Preliminary Plat of Striker Equities at Shawnee Mall subdivision located west of 190 W. Shawnee Mall Drive.

Case No. PPL01-22, Applicant: Muhammad Khan, PE, SMC Consulting

Chairperson Deem asked for a staff report. Planner Clyne provided background information by stating the subject property is located west of 190 W. Shawnee Mall Drive. The proposed subdivision has one (1) lot and approximately 0.4364-acres.

Clyne stated that the proposed plat is located in an existing parking lot. At the request of the City Engineer, the applicant has noted that a separate instrument will be filed to ensure cross-access parking and cross-access easement on the plat.

Staff recommended that the Planning Commission recommend to the City Commission APPROVAL of PPL01-22 for the Preliminary Plat of Striker Equities at Shawnee Mall subdivision as presented. It was announced the item would be heard at the February 22, 2022, City Commission meeting.

Commissioner Johnson made a motion to recommend APPROVAL of Case No. PPL01-22 to the City Commission, which Commissioner Loftis-Walton seconded.

Following any discussion, the motion passed 5-0-0.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer, Reese

Nay: None

Abstain: None

Item 5. FPL01-22 Consideration of an application for Final Plat of Striker Equities at Shawnee Mall subdivision located west of 190 W. Shawnee Mall
Case No. FPL01-22, Applicant: Muhammad Khan, PE, SMC Consulting

Chairperson Deem asked for a staff report. Clyne provided background information by stating the subject property is located west of 190 W. Shawnee Mall Drive. The proposed subdivision has one (1) lot and approximately 0.4364-acres.

Clyne stated that the proposed plat will be situated in an existing parking lot within the mall development. At the request of the City Engineer, the applicant has noted that a separate instrument will be filed to ensure cross-access parking and cross-access easement on the plat.

Staff recommended that the Planning Commission recommend to the City Commission APPROVAL of FPL01-22 for the Final Plat of Striker Equities at Shawnee Mall subdivision as presented. It was announced the item would be heard at the February 22, 2022, City Commission meeting.

Commissioner Loftis-Walton made a motion to recommend APPROVAL of Case No. FPL01-22 to the City Commission, which Commissioner Reese seconded. Following any discussion, the motion passed 5-0-0.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer, Reese

Nay: None

Abstain: None

Item 5. Community Development Department Update

Community Development Director Rian Harkins updated the Commissioners on the recent activities with planning and the programs for CDBG (Community Development Block Grant), the Homeless Coordinator, and the Love Your Neighborhood.

Director Harkins stated that CDBG continued using HUD grants for residential home maintenance and working with COVID-related relief funds. He also explained that the Love Your Neighborhood program's focus was ongoing neighborhood revitalization by looking for blighted areas and coordinating groups to work together for positive change.

Director Harkins discussed the activities surrounding the annual census count for the homeless or near homeless in Shawnee. The City staff and volunteers counted 200 individuals. He explained that HUD typically considered the "on the ground count" to represent one-quarter of a community's homeless population, which suggests the actual number is closer to 800 individuals, both adults and children.

During the recent winter weather event, the City worked with C-3 Church to offer meals and a warm place to sleep. The Homeless Program Coordinator and City staff quickly organized the donations and volunteers.

Director Harkins provided information regarding the recently approved contract for zoning code

update—the Unified Development Code. He stated that staff, elected and appointed officials, stakeholders, and citizens would all participate in developing the new code. He advised the Lake Advisory Committee was making recommendations to the City Commission regarding short-term rentals, which would be incorporated into the draft documents presented to the City Commission. The goal for creating a draft for short-term rentals was 30 days.

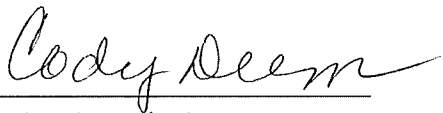
The last topic Director Harkin discussed was the Santa Fe Depot. The Planning division had recently been tasked with creating a visioning process for the depot. It would require public input and development options, so the entire community benefits and plays a role in determining the depot's future.

Item 7. Planning Commissioners' Comments

Commissioner Johnson stated her thanks for prompt action addressing the winter weather event.

Item 8. Adjournment

Chair Deem announced the meeting adjourned at 1:56 p.m.



Chair/Vice-Chair

/s/ Rachel Clyne

City Planner