

PLANNING COMMISSION MINUTES

DATE: DECEMBER 5TH, 2018

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, December 5th, 2018 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, Walker, Bergsten, Cowen, Matthews, Rowell

Absent: Kienzle

Meeting was called to Order.

AGENDA ITEM NO.2:

Consideration of approval of the minutes from the October 3rd, 2018 Planning Commission Meeting

Chairman Bergsten asked Commission for any comments, questions or a vote.
Commissioner Cowen made a motion to approve, seconded by Commissioner Deem.

Motion passes:

AYE: Deem, Walker, Bergsten, Cowen, Rowell

NAY:

ABSTAIN: Matthews

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.

Taylor Shekarabi of the Blue Zones Project passed around copies of *Walkable City Rules* to the Commissioners. She described the book as one that covers all parts of planning, why, and how to do it, and each copy was tagged with specific pages that covered issues specific to Blue Zones Project. She sums up the book as a guideline for progressive city planners. The Commissioners thanked her for the books.

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

AGENDA ITEM NO.4:

Case #S12-18 – Consideration of approval of a Final Plat for The Belmont Park Addition, Phase II located east of Acme road and north of MacArthur Street, Shawnee, OK

Applicant: Belmont Park Villas, LLC

Justin Debruin presented staff report and informed the Commission that the site is located on the northeast corner of Acme and MacArthur and was originally platted in 2013; subsequently replatted in 2016

with slightly different design. The first portion, which was approved in 2016, was on the southwest portion of the property, which was the commercial section of the project, and are recently getting built upon. The second portion is roughly nine acres of residential property, zoned R-3. The purpose of the project is to construct duplexes. Mr. Debruin stated that staff has reviewed the application and stated that everything is fine except the sanitary sewer solution. This part of Shawnee is on a lift station as the water flow heads south. Where they are tying this line has created a concern about capacity and whether the addition of more water flow would overburden the infrastructure. The Shawnee Municipal Authority has requested that this item be deferred to the January 2nd, 2019 Planning Commission Meeting. He clarified that this is the only issue with the final plat.

Mr. Debruin introduced Michael Ludi and Jared Cooper as the Director of Engineering and the Interim Community Development Director, respectively. He stated that Mr. Ludi and Alan Blankenship of the Shawnee Municipal Authority would be the ones reviewing this plat.

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. Mark Grubbs spoke on behalf of the applicant. He is with the engineering firm of the project. He stated that their firm has been coordinating with Mr. Blankenship on the project. He stated that the property has been preliminary platted, and that the final plat conforms with it. He stated that they have submitted calculations showing the lift stations will meet the DQ Standard with the addition of a backup generator. It does not currently meet emergency event standards. He states that at this point they will agree with the deferral, but he does not see any problems with the development and that this issue was not brought up before.

Chairman Bergsten asked if there were any other questions. There were none and Chairman Bergsten closed the public portion and asked for a motion. Commissioner Deem made a motion to defer to the January 2nd, 2019 Planning Commission Meeting, seconded by Commissioner Walker.

Motion to defer to January 2nd, 2019 Planning Commission Meeting:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.5:

Consideration of approval of a rezone for 323 South Eden Street, Shawnee, OK, from R-1 (Single Family Residential) to R-2 (Medium Density Residential)

Joseph Barker presented staff report and informed the Commission that the applicant's rezone is contingent upon a lot split. However, the lot split has been delayed due to outstanding legal issues with the lot, according to the applicant, having an incorrect legal description. Because the lot to be rezoned does not legally exist yet, Mr. Barker stated that staff has no choice but to recommend to defer the application to the January 2nd, 2019 meeting.

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 and asked for a motion. Commissioner Matthews made a motion to defer to the January 2nd, 2019 Planning Commission Meeting, seconded by Commissioner Rowell.

Motion to defer:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.6:

Planning Director's Report

Justin Debruin reiterated the fact that this will be his last Planning Commission meeting, as he has taken another position. He describes details about the new position. He expresses praise for the Planning Commission and his excitement about the comprehensive plan, which he expects will be prepared by summer, 2019. He thanked the Planning Commission for their hard work.

Commissioner Deem asks Mr. Debruin if there will be a nationwide search for a new Community Development Director. Mr. Debruin stated he does not have most of the details on when and how the search for a new Director will be conducted; however, he introduced Jared Cooper, the Chief Building Inspector, as the Interim Community Development Director.

Commissioner Deem asked if there has been any progress on Shawnee Saw Mill. Jared Cooper stated that they are going to begin looking at code enforcement options, such as citations. Commissioner Deem also expressed concern about the boxing club around the 500 block of East Main Street. Mr. Debruin stated that that property does not qualify for enforcement of the Downtown Property Maintenance Code and that the standards property maintenance code will apply to it. He stated that this particular code has a more procedural process.

Commissioner Matthews asked what the issue is with demolishing the Cinderella Motel. Mr. Debruin stated that it is illegal to occupy at the moment. Mr. Cooper provided a brief history of the issues that have made demolishing the motel difficult for the City. Mr. Debruin clarified that if the City condemns the property, the demolition of the property becomes the City's liability, which is a costly expense. In addition, it is not economically feasible to merely repair the building. He stated that there is not many uses you can do with this structure besides use it as a motel.

Placing a lien on the property is another option, but Mr. Debruin stated it would be difficult to get the City Commission to invest the money necessary due to the current financial climate and the risk that goes alongside it.

Commissioner Walker made a motion to thank Mr. Debruin for all the work he has done for the City of Shawnee, seconded by Commissioner Cowen.

Motion to express appreciation to Justin Debruin:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

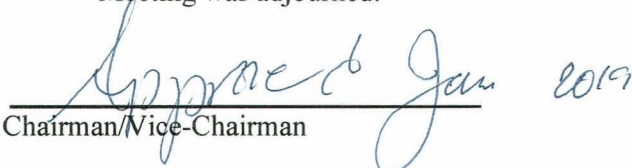
Commissioners Comments and/or New Business

No comments or new business.

AGENDA ITEM NO. 8:

Adjournment

Meeting was adjourned.


Chairman/Vice-Chairman