

REGULAR PLANNING COMMISSION MINUTES

DATE: December 1, 2021

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on December 1, 2021, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

Item 1. Roll Call

The following Commissioners were present:

Present: Walker, Johnson, Deem, Reese

Absent: Loftis-Walton, Rowell

Chair Deem called the meeting to order. City Planner, Rachel Clyne, called roll and stated there was a quorum. Chair Deem announced and introduced the new Planning Commissioner, Steve Reese.

Item 2. Approval of Minutes

Consideration of approval of the minutes from the regular meeting of November 3, 2021.

Chair Deem asked the Planning Commissioners if there were questions or corrections to the minutes.

Commissioner Walker made a motion to Approve the minutes as presented, which was seconded by Commissioner Johnson.

Motion passed 4-0-0.

Aye: Walker, Johnson, Deem, Reese

Nay: None

Abstain: None

Item 3. CUP03-21

Public hearing and consideration of a request for a zoning clarification and Conditional Use Permit (CUP) at 15413 Nickens to operate a Bed & Breakfast/Airbnb.

Case No. CUP03-21, Applicants: Grinnell and Rhodes families

Chairperson Deem asked for a staff report. Planner Clyne provided background information on the application request. At the September 1, 2021 regular meeting of the Shawnee Planning Commission, this application was recommended for deferral to the October 13, 2021 Planning Commission to gather more information on short-term rentals. At the September 14, 2021 City Commission meeting the application was deferred to the October 13, 2021 Planning Commission meeting. Due to a lack of a quorum, there was no Planning Commission meeting on October 13, 2021.

Without the October 13, 2021 meeting, notification of a public hearing of the application previously submitted was set for the December 1, 2021 Planning Commission meeting. At the December 1st Planning Commission meeting, staff explained that the subject property has a lake lot lease, which states the property shall not be sublet. The application should not have accepted and processed as approval is not possible. Planning staff recommended the Planning Commission recommend denial of Case No. CUP03-21

Staff recommended that the Planning Commission recommend to the City Commission DENIAL of CUP03-21, for a Conditional Use Permit (CUP) at 15413 Nickens to operate a Bed & Breakfast/Airbnb.

Chair Deem open the public hearing. Rob Morris and Gary Rhodes expressed displeasure with the processing of the application. With no other speakers, the public hearing was closed.

Commissioner Walker made a motion to recommend DENIAL of Case No. CUP03-21 to the City Commission, which was seconded by Commissioner Deem. Following any discussion, the motion passed 4-0-0.

Aye: Walker, Johnson, Deem, Reese
Nay: None
Abstain: None

It was announced the item would be heard at the December 20, 2021 City Commission meeting.

Item 4. PUD02-21 Public hearing and consideration of a request rezoning and a
Planned Unit Development located at 1420 N. Harrison Avenue.
Case No. PUD02-21, Applicant: Terry Pollack, STP Solutions, Inc.

Chairperson Deem asked for a staff report. Planner Clyne provided information on the rezoning request for property is located at 1420 N. Harrison Avenue, which is southwest of the intersection of N. Harrison Ave. and E. Paine Street. The rezoning was from R-3 (Multi-family Residential District) to C-3 (Commercial Highway District) with a Planned Unit Development (PUD) zoning overlay for design standards.

Clyne explained a church currently sits on the property. The proposed PUD use would require demolition of the existing structure and the infill construction of a new commercial building. Red Rock Behavioral Health Services will operate the planned Adult Crisis and Urgent Recovery Clinic. The required submittals for compliance and completeness were reviewed by staff, and the documents were satisfactory.

Staff recommended that the Planning Commission recommend to the City Commission Approval of PUD02-21, which seeks to build an Adult Crisis & Urgent Recovery Clinic, to be operated by Red Rock Behavioral Health Services.

Chair Deem open the public hearing. Applicant, Terry Pollack, was present and available for questions. Steve Norwood, CEO for Red Rock Behavioral Services answered questions from the Commissioners. With no other speakers, the public hearing was closed.

Commissioner Walker made a motion to recommend Approval of Case No. PUD02-21 to the City Commission, which was seconded by Commissioner Johnson.

Following any discussion, the motion passed 4-0-0.

Aye: Walker, Johnson, Deem, Reese

Nay: None

Abstain: None

It was announced the item would be heard at the December 20, 2021 City Commission meeting.

Commissioner Reese advised Chair Deem he had to leave the meeting and left the Chambers.

Chair Deem announced there was no longer a quorum and no further action could be taken; she then adjourned the meeting at 2:06 p.m.


Chair/Vice-Chair

/s/ Rachel Clyne
City Planner