

PLANNING COMMISSION MINUTES

DATE: NOVEMBER 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, November 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: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

Absent: Cowen

Meeting was called to Order.

AGENDA ITEM NO. 2: **Consideration of Approval of the minutes from the October 5th, 2016 Planning Commission Meeting**

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

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, 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 #P09-16 – A public hearing for consideration of approval of a Rezone from C-1; Neighborhood Commercial to C-3; Highway Commercial, located at 4020 N. Kickapoo Ave., Shawnee, OK**

Applicant: **Nelmon Brauning**

Chairman Bergsten asked for the staff report. Brittney Burton presented the staff report and stated the property is located south of O'Reilly with a lot size of .72 acres. The applicant is requesting a rezone in order to construct a restaurant and Ms. Burton informed the Commissioners that one person came forward with concerns regarding fencing and drainage issues. Ms. Burton stated staff recommends approval. Chairman Bergsten asked if they would see fencing during platting and Ms. Burton agreed and stated they would be required to put a fence next to residential. Commissioner Kerbs asked if there was a utility easement behind property and Mr. Debruin agreed. 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 and Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Commissioner Kerbs made a motion to approve, seconded by Commissioner Clinard.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #P10-16 – A public hearing for consideration of approval of a Rezone from CP; Planned Shopping Center District to PUD; Planned Unit Development, located at the Northeast corner of 45th St., and Harrison Ave., Shawnee, OK

Applicant: Shawnee Harrison, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report and informed the Board that the proposed rezone consists of approximately fifteen acres and the intent is for various C-3 uses in a Planned Unit Development and includes two variances. Mr. Debruin stated the uses include a hotel, restaurant and gas station completed in phases. Justin Debruin stated this is a combined staff report for the Preliminary Plat as well. The site includes five buildable lots, two common areas for detention, dog park and project is privately maintained. There are three shared drives along Harrison, two access points along 45th Street and one point of access along John C. Bruton drive. John C. Bruton will be converted to a collector street and a traffic study was completed by the City Engineer. Utilities are in place. Mr. Debruin discussed the eighty foot freestanding sign variance request. The second variance request is for a perimeter easement not being necessary due to the creek next to property. Justin Debruin stated staff has listed ten conditions on both cases and recommends approval. Chairman Bergsten asked if Collision Works sign was seventy feet and Mr. Debruin agreed. Chairman Bergsten asked if Mr. Debruin knew how tall the hotel buildings would be to compare sign height and Mr. Debruin stated there would be a forty five foot height limit. Commissioner Kerbs asked about signal light being installed at John C. Bruton drive. Commissioner Affentranger asked if final plat would include the location for light and Mr. Debruin agreed. Commissioner Kerbs asked for confirmation that there were no plans for a retention pond and Mr. Debruin agreed. Commissioner Kerbs also asked if the dog park would be privately maintained and Mr. Debruin agreed. Commissioner Kienzle asked if it was for public use and Mr. Debruin agreed. 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 and Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Commissioner Kienzle made a motion to approve with conditions listed, seconded by Commissioner Affentranger.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Case #S19-16 –Consideration of approval of a Preliminary Plat for Domino Plaza Addition, located at the Northeast corner of 45th St., and Harrison Ave., Shawnee, OK

Applicant: Shawnee Harrison, LLC

Combined staff report. Chairman Bergsten asked if there were any questions. There were none and 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 and Chairman Bergsten closed the public portion of the meeting. Chairman Bergsten asked if there were any comments, questions or a motion from the Commissioners. Commissioner Affentranger made a motion to approve with conditions listed, seconded by Commissioner Kerbs.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Planning Director's Report

Justin Debruin discussed Lot Eight of Shawnee Marketplace being ready for pick up and the next two lots still under negotiation. Regal is open and landscaping is being completed. Domino Express is moving rapidly. FFO Furniture is hoping to open within next few weeks. Mr. Debruin discussed the downtown properties. The Historic Shawnee Alliance took over the façade grant application process. The Hornbeck Theatre application was accepted. Mr. Debruin informed the Commissioners that staff would be updating the building codes from the 2009 to the 2015 codes. Commissioner Affentranger asked about the OBU street closure. Mr. Debruin stated it would be going before the City Commission and includes closing the public right-of-way but not closing the street itself. Justin Debruin also mentioned it is still under discussion. Chairman Bergsten asked about seeing if the left turn at the intersection of Kickapoo near I-40 is supposed to be removed. Mr. Debruin informed him that he would look into it. Commissioner Morton asked about the permit next to CVS. Mr. Debruin stated it was a two tenant structure but staff did not know what businesses would be going in there yet.

AGENDA ITEM NO. 8:

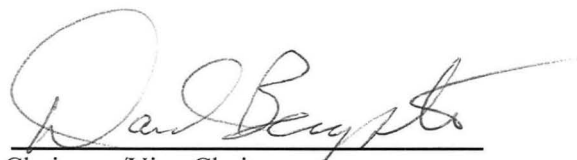
Commissioners Comments and/or New Business

Chairman Bergsten discussed Commissioner Morton leaving the Board and thanked her for her service. Commissioner Kerbs announced the Christmas tree lighting ceremony and the Christmas parade dates and times. Commissioner Kerbs also mentioned the college impact in the downtown area. Commissioner Kienzle thanked all for going to the public art session and informed the Commissioners that an arts network has been launched.

AGENDA ITEM NO. 9:

Adjournment

Meeting was adjourned.


Chairman/Vice-Chairman

Cheyenne Pettigrew
Planning Commission Secretary