

REGULAR PLANNING COMMISSION MINUTES

DATE: October 5, 2022

MINUTES - Amended

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on October 5, 2022, at 1:30 p.m., according to notice duly posted as prescribed by law.

Item 1. Roll Call

Chair Reese called the meeting to order at 1:30 p.m. City Planner, Rachel Clyne, called roll and stated a quorum was present.

The following Commissioners were present:

Present: Walker, Johnson, Reese, Mew-Palmer, Barrett, Rowell

Absent: None

Item 2. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of September 7, 2022. Chair Reese asked for questions or corrections to the minutes.

Commissioner Johnson made a motion to **Approve** the minutes as presented, which Commissioner Mew-Palmer seconded.

Motion **passed 6-0-0**.

Aye: Walker, Johnson, Reese, Mew-Palmer, Barrett, Rowell

Nay: None

Abstain: None

Item 3. Case No. RZ11-22 – Staff Report - Public hearing and consideration of a request to rezone from A-1 (Rural Agricultural District) to R-1 (Single-Family Residential District) the property at 1910 W. Benedict Street.

Previously a single-family residential structure occupied the property, and the applicant demolished the residence with the intent to rebuild a single-family home. The side yard setbacks required for A-1 zoning prevent the property owner from rebuilding. The rezoning of the property to R-1, which has less strict side yard setbacks, allows the reconstruction of a single-family home at the subject property.

Staff recommended the Planning Commission recommend that the City Commission **Approve** Case No. **RZ11-22** to rezone from A-1 (Rural Agricultural District) to R-1 (Single-Family Residential District) the property at 1910 W. Benedict Street.

Item 4. Case No. RZ12-22 – Staff Report - Public hearing and consideration of a request to rezone from R-1 (Single-Family Residential District) to C-3 (Highway Commercial District) the properties at 4029 & 4031 N. Union Avenue.

The properties are zoned R-1 (Single-Family Residential District), which does not permit the use of a child care center. To comply with the Zoning Code, a child care center must be located within a commercial zoning district. The least intense commercial district for which a child care center may be permitted as use by right is C-3 (Highway Commercial). Approval of the rezoning request will make the subject properties compliant with the Zoning Code.

A public hearing was opened. The applicant's representative, Craig Brackeen, was present and available for questions. The following spoke in opposition to the request and with the public hearing: John Barrett, Rob Morris, Cindy Hardin, and Bryan Cain. The applicant spoke again when allowed to address the comments and concerns raised. With no additional speakers, the public hearing was closed

Commissioner Walker asked a procedural question regarding the recommendations that the Planning Commission could forward to the City Commission. Community Development Director, Rian Harkins, advised the options were to approve, deny, defer (seeking additional information, or recommend a less intense zoning district. Commissioner Walker asked if the procedural application for a Conditional Use Permit was required. Harkins advised that the Planning Commission was a recommending body.

Commissioner Walker made a motion to recommend that the City Commission **Approve** Case No. **RZ12-22** to be rezoned to C-1 (Neighborhood Commercial District) with a Conditional Use Permit (CUP) for Child Care, which Commissioner Rowell seconded. Following any discussion, the motion **passed 6-0-0**.

Aye: Walker, Johnson, Reese, Mew-Palmer, Barrett, Rowell
Nay: None
Abstain: None

It was announced the item would be heard at the October 17, 2022 City Commission meeting at 6:00 p.m. in this location.

Item 5. Community Development Department Update

Community Development Director Rian Harkins addressed the Planning Commission and provided an update on the Love Your Block (LYB) program, the Unified Development Code (UDC) project, the Twin Lakes advisory committee, the grant application for Santa Fe Depot, and the ongoing work of the Homeless Program.

Harkins advised that the OKAPA had tasked him with establishing a training program for Planning Commissioners -- a Planning 101 style of workshop. He requested the Commissioners share any suggestions.

Item 6. Planning Commissioners' Comments

Commissioners Walker, Johnson, Barrett, and Rowell had no comments. Commissioner Mew-Palmer stated the Twin Lakes meeting she attended was productive and had various attendees representing more of the community, to which Reese agreed.

Item 7. Adjournment

The meeting adjourned at 2:11 p.m.


Chair/Vice-Chair

/s/ Rachel Clyne
City Planner