

PLANNING COMMISSION MINUTES

DATE: OCTOBER 4TH, 2017

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, October 4th, 2017 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: Walker, Bergsten, Cowen, Kienzle, Rowell

Absent:

Meeting was called to Order.

AGENDA ITEM NO. 2:

Consideration of approval of the minutes from the September 6th, 2017 Planning Commission Meeting

Chairman Bergsten asked if there were any questions, comments or if anyone would like to entertain a motion. Commissioner Kienzle made a motion to approve, seconded by Commissioner Walker.

Motion passed:

AYE: Walker, Cowen, Kienzle, Rowell

NAY:

ABSTAIN: Bergsten

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:

Consideration of approval of the 2018 Schedule of Regular Meetings for the Planning Commission

Chairman Bergsten asked if there were any questions or comments. Justin Debruin informed the board that there was one date that may be a little difficult with our meeting in July falling on July 4th so it was pushed to the following Thursday. Mr. Debruin offered the possibility of keeping or changing the date of the meeting or waiting until it gets closer to July and reschedule if needed. Commissioner Walker made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Walker, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #P11-17 - A public hearing for consideration of approval of a Rezone with Conditional Use Permit from C-1; Neighborhood Commercial District to C-3; Highway Commercial District w/ CUP, located at 4400 N. Kickapoo Street, Shawnee, OK

Applicant: Dennis Morris

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and informed the board the case was for a rezone from C-1; Neighborhood Commercial District to C-3; Highway Commercial District located south of 45th Street, west of Kickapoo Street and is in line with many rezones that have come before the Planning Commission recently. Mr. Debruin discussed that currently they do not allow by right any residential use within a commercial structure, only by Conditional Use Permit. The applicant requests commercial on bottom and residential on top of a two story structure. Justin Debruin explained there are stringent building code requirements but combination of uses is acceptable to staff. There is enough room for all parking needs and landscaping and facade requirements will be included. Staff does recommend approval. Commissioner Walker asked how appropriate off street parking was different given the mixed uses of this property versus strictly commercial. Justin Debruin stated there was no difference and explained it was merely reassuring some concerns with residential use attempts for on street parking being accounted for. 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 to speak in favor. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Vice-Chairman Cowen made a motion to approve, seconded by Commissioner Rowell.

Motion passed:

AYE: Walker, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Case #P12-17 - A public hearing for consideration of approval of a Rezone from RE; Residential Estates District to C-3; Highway Commercial District, located at 39110 W. MacArthur Street, Shawnee, OK

Applicant: Nelmon Brauning

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and mentioned this was a fairly straight forward rezone located at 39110 W. MacArthur Street, east of Acme Road, containing around five acres and is unique in shape at 200 feet wide by about 1100 feet, similar to surrounding properties. Mr. Debruin stated there are currently two structures on site, one being the primary residential structure that is vacant and went on to inform the commissioners of the surrounding property zoning classifications. Justin Debruin informed the board that staff does recommend approval based on location of arterial road, general conformance with zoning in area, and comprehensive plan matching use for area. The applicant does not have a particular use at this time. Mr. Debruin stated he would be happy to answer any questions. There were no questions 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 to speak in favor. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Commissioner Walker made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Walker, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Case #P13-17 - A public hearing for consideration of approval for the Workman's Plaza Planned Unit Development located at 4830 N. Harrison Avenue, Shawnee, OK

Applicant: Landes Engineering, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and stated he would be presenting a joint report for Agenda Items 7 & 8, PUD and Preliminary Plat. Mr. Debruin informed the Board that the property is 22 acres in size, located at the southwest corner of I-40 and Harrison. Property has been vacant for quite some time; former use was for a restaurant. Justin Debruin stated floodplain covers about half of the property, which will have to be remedied. The property is being rezoned from a scattering of uses including: C-3; Highway Commercial, R-3; Multi-Family Residential and A-1; Rural Agricultural to make it a C-3; Highway Commercial underlining district and proposed use is for a transportation facility over two lots, separated by a creek and channel area. Mr. Debruin explained applicant has reserved some space on northern part for a potential service road incorporated into PUD. Justin Debruin discussed the one requested variance for 120' sign on two locations and after comparison to the largest allowances previously accepted, has recommended approval for 70' signs. Mr. Debruin mentioned two drives are requested along Harrison Street and all requirements for commercial districts will apply. Staff recommends approval for PUD with three conditions and five conditions for Preliminary Plat. Chairman Bergsten asked if there were any questions. Commissioner Kienzle asked what kind of traffic analysis would be done and is concerned about westbound traffic. Justin Debruin informed her that is something they would look into and will also look at the larger truck traffic. Commissioner Bergsten asked if there were any plans for the west end of the lot. Mr. Debruin stated lot one is where they will build, out lot represented storm water channelization and the reserved six acres are for a potential service road. Vice-Chairman Cowen asked if service road goes in, would they need to do something with the median on Harrison. Justin Debruin agreed. There were no additional questions 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. Skip Landes came forward and discussed the floodplain plans, signalization, access points and other items pertaining to request. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Vice-Chairman Cowen made a motion to approve with conditions set forth by staff, seconded by Commissioner Rowell.

Motion passed:

AYE: Walker, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 8:

Case #S05-17 – Consideration of approval of a Preliminary Plat for Workman's Plaza, located at 4830 N. Harrison Avenue, Shawnee, OK

Applicant: Landes Engineering, LLC

Joint staff report with case #P13-17. 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 Walker made a motion to approve with conditions set forth by staff, seconded by Commissioner Kienzle.

Motion passed:

AYE: Walker, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 9:

Planning Director's Report

Justin Debruin discussed the \$10,000.00 AARP grant for the mini circle located at Chapman and Burns that will begin construction on Monday. Harbor Freight would like to open Black Friday. Discount Tire has been issued building permit. There are 300 acres being negotiated with the Commissioners of the Land Office west of the Shawnee Marketplace. Domino Plaza has projected opening date of Black Friday. Lifechurch is coming along. Schlotzsky's should have temporary CO soon. Shawnee Park was given temporary CO. Shawnee Historical Museum is being constructed. Tax Increment Finance District documents will be handed out prior to meeting. The Zoning Board of Adjustment asked for Joe Cooper's 100' flagpole variance request to come before the Planning Commission for discussion regarding the current sign height allowance. Mr. Debruin would like to put on agenda next month. Chairman Bergsten asked if there were plans for the old Joe Cooper dealership location. Justin Debruin mentioned he has been in contact with a company that is interested in developing lot. Chairman Bergsten asked about Phase two for Shawnee Marketplace. Mr. Debruin stated the City has been in contact with Commissioners of the Land Office for future development and would let the board know more when he has confirmation. Chairman Bergsten asked about the previous discussion regarding the potential road for land behind McAlister's Deli going out to 45th Street. Justin Debruin stated there has not been any additional discussion but it may be looked into soon with the recent surrounding development. Commissioner Walker asked for an update regarding the Cinderella Motel mentioning the fence was gone. Mr. Debruin discussed the property was sold at an auction and they are currently attempting to locate the correct property owner in order to get the fence back up.

AGENDA ITEM NO. 10:

Commissioners Comments and/or New Business

There were no comments or new business.

AGENDA ITEM NO. 11:

Adjournment

Meeting was adjourned.



Chairman/Vice-Chairman

Cheyenne Pettigrew
Planning Commission Secretary