

PLANNING COMMISSION MINUTES

DATE: OCTOBER 3rd, 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, October 3rd, 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, Kienzle, Rowell

Absent: Matthews

Meeting was called to Order.

AGENDA ITEM NO.2:

Consideration of approval of the minutes from the September 5th, 2018 Planning Commission Meeting

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

Motion passes:

AYE: Walker, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN: Deem

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

AGENDA ITEM NO.4:

Case #S11-18 – Consideration of approval of a Final Plat for The Grove Retirement Homes located at 3900 N. Union Avenue, Shawnee, OK

Applicant: Crafton Tull

Justin Debruin presented staff report and informed Commissioners that the plat is twenty acres in size, located south of the Middle School with intent to construct 150 retirement units. There will be 4-6 single story units and changes were made to accommodate the floodplain location. Multi-family development standards will be required and staff recommends approval with three listed conditions. Justin Debruin stated he would be happy to answer any questions. Commissioner Kienzle asked if there was a house to the south of subject property and did not understand what was facing the sidewalk on site plan. Mr. Debruin explained it was the proposed buildings and discussed the building permit phase to cover requirements. Commissioner Kienzle stated this would be the only development not facing Union Avenue. Vice-Chairman Cowen discussed the potential for numerous driveways coming off Union Avenue and the involvement of good fencing and landscaping. Justin

Debruin expressed the possibility to encourage more friendly design along Union Avenue even though it was not currently in our Code to do so. Commissioner Deem asked how it could be encouraged if not in the Code. Mr. Debruin stated it was incentivizing it in some sense and discussed potential to open up the right of way and allowing additional access that is located on the back of the property. Vice-Chairman Cowen asked if it was 37th Street or 39th Street. Justin Debruin stated it might be 39th Street and informed Commissioners that he believes this development would be a good asset to the City and is encouraged by the concept. Commissioner Kienzle asked if the sign could be negotiated. Mr. Debruin explained that the applicant is allowed a monument sign but it will have to meet size requirements. Commissioner Kienzle asked if the tenants would go to the front to use tennis and basketball courts. Justin Debruin mentioned it would be his assumption right now but explained the possibility of creating trails with the School land located north of property. 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. Chris Gray with Crafton Tull came forward to request approval of final plat and stated he would be happy to answer any questions. Commissioner Deem asked for the time frame. Mr. Gray stated that they would be submitting a building permit within a month's time. Mr. Debruin asked if there would be phases. Mr. Gray agreed and stated they would start with east half. Chairman Bergsten asked if there were any other questions. There were none and Chairman Bergsten closed the public portion and asked for a motion. Vice-Chairman Cowen made a motion to approve with listed conditions, seconded by Commissioner Deem.

Motion to approve:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.5:

Consideration of approval of the 2019 Schedule of Regular Meetings for the Planning Commission

Chairman Bergsten asked if Justin Debruin had anything to add. Mr. Debruin explained they had to account for any holidays that may fall within the meeting dates but should be in good shape and it is done every year around this time. Commissioner Walker made a motion to approve, seconded by Commissioner Kienzle.

Motion to approve:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.6:

Planning Director's Report

Justin Debruin gave update regarding the comprehensive plan workshops/open house and mentioned they are still looking for feedback. Commissioner Deem expressed confusion regarding the interface with the code process and comprehensive plan. Mr. Debruin discussed the comprehensive plan. Commissioner Deem asked how often the codes are reviewed. Justin Debruin stated they are usually updated every 5-7 years, depending on the City. Commissioners gave discussion regarding the U-haul property. Vice-Chairman Cowen expressed the non-cleanliness of the entrances into Shawnee and lack of upkeep. Chairman Bergsten asked for any updates on the First United Bank property. Mr. Debruin explained final plat has not been recorded yet but should be moving forward soon.

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

Cheyenne Pettigrew
Planning Commission Secretary