

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **JANUARY 7, 2019** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: FRED YAEGER, RICHARD ROLISON, JEFF WOODYARD, DAVID PARKER AND TERESA BUCK

MEMBERS ABSENT: NONE

STAFF PRESENT: TIM YOUNG, JACQUELYN PORTER, TIM EDWARDS, SEAN FAIRBAIRN AND WENDY MARBLE

OTHERS PRESENT: KIP AND BETTY SMITH, JEFF HILL, JERRY HILL, GORDON HARNES, TODD LITTLETON, AARON MCLEROY, CORY MITCHELL AND OTHERS THAT DID NOT SIGN IN

CALL TO ORDER Buck opened the meeting at 6:31 p.m.

ROLL CALL Marble called the roll and declared a quorum present

ORDER OF BUSINESS

1. APPROVAL of minutes from December 3, 2018 meeting

Motion was made by Yaeger, seconded by Woodyard to approve minutes from December 3, 2018 meeting.

Motion carried as follows:

Aye: Yaeger, Rolison, Woodyard, Parker and Buck

Nay: None

2. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of **PC Petition 2019-01**, request of Cory Mitchell and Harvey Miers, to rezone approximately 2.72 acres located at 16 Mockingbird Lane from the Single-Family Residential R-1 District to the General Employment C-5 District

Harness as the attorney for the owners presented the rezoning request.

Buck opened the Public Hearing at 6:37 p.m.

Buck closed the Public Hearing at 6:38 p.m.

Motion was made by Yaeger, seconded by Parker to approve PC Petition 2019-01, request of Cory Mitchell and Harvey Miers, to rezone approximately 2.72 acres located at 16

Mockingbird Lane from the Single-Family Residential R-1 District to the General

Employment C-5 District. Motion carried as follows:

Aye: Yaeger, Rolison, Woodyard, Parker and Buck

Nay: None

3. DISCUSSION and related CONSIDERATION of **PC Petition 2019-02**, request of Cory Mitchell and Harvey Miers, for a lot line adjustment located at 16 Mockingbird Lane

Motion was made by Yaeger, seconded by Woodyard to approve PC Petition 2019-02, request of Cory Mitchell and Harvey Miers, for a lot line adjustment located at 16

Mockingbird Lane. Motion carried as follows:

Aye: Yaeger, Rolison, Woodyard, Parker and Buck

Nay: None

4. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of **PC Petition 2019-03**, request of Shadow Valley Development, LLC., to rezone approximately 88.573 acres located at the SE corner of N. Mustang Road and E. Tyler Drive from the General Agricultural A-1 District to the Single Family Residential R-1, Two-Family Residential R-2, and General Employment C-5 Districts as a part of a Planned Unit Development (PUD)

Brad Reid of Crafton Tull stated an error on the acreage amount in the memo. The correct acreage amount is 88.573. He presented modifications to the PUD could include exterior finishes and privacy fence changes. He discussed the detention ponds and drainage. He stated the lot size is 6000 ft with no specific home size on the PUD.

Buck opened the Public Hearing at 6:52 p.m.

Kip Smith lives on Tyler Dr. He stated his concerns about storm water retention since Tyler Dr frequently floods. Betty smith is concerned the water will flood and take out their house. She also stated her concerns about traffic and the need for a signal at highway 4.

Debra Jones of 819 Crystal stated her property will be backed up to the neighborhood on two sides. She presented a letter with her written concerns. She asked who will provide water and sewer, what about a sound barrier and she is also concerned about drainage.

Todd Littleton of 5216 E Tyler Dr. appreciates the new growth to the community and agreed the drainage will need to be carefully considered in several locations.

Greg Dennis of 5225 E Tyler Dr is concerned about the esthetics since this is what will be seen as you cross the river into Tuttle. He stated he would like the City to keep the appearance of the addition in mind.

Ron Witt of 5113 Hughes Dr does not want Hughes Dr to connect and be a through street for this addition. Reid stated there are no plans for other access. He stated Tyler and Highway 4 will be the only access. Reid stated they have no user for the commercial development. He stated Crystal Lane will become a public street with water and sewer brought in along the street. Perryman stated City water and sewer will be available for the development.

Fairbairn addressed questions about drainage. He stated the development cannot increase the flow any more than it currently is. He stated the development plan will have to have the approval of the City Engineer.

Young presented the City made request to the Oklahoma Department of Transportation to place a traffic signal and SH-4 and Tyler Dr. He suggested all residents speak to their state representative about their traffic concerns. He stated lowering the speed limit on Tyler Dr will require City Council approval.

Reid stated the number of homes for this phase is 240, with the west side being the first phase. He stated Mustang Rd./SH-4 is the main entrance.

Buck closed the Public Hearing at 7:35 p.m.

Motion was made by Yaeger, seconded by Rolison to approve PC Petition 2019-03, request of Shadow Valley Development, LLC., to rezone approximately 88.573 acres located at the SE corner of N. Mustang Road and E. Tyler Drive from the General Agricultural A-1 District to the Single Family Residential R-1, Two-Family Residential R-2, and General Employment C-5 Districts as a part of a Planned Unit Development (PUD)

Motion carried as follows:

Aye: Yaeger, Rolison, Woodyard, Parker and Buck

Nay: None

Young stated this will go before the City Council next Monday.

5. DISCUSSION and related CONSIDERATION of **PC Petition 2019-04**, request of Hill's Land and Construction, for approval of a Final Plat and acceptance of public improvements for the Hill's Whispering Meadows Addition

Jeff Hill presented the request is from Tri-City Construction not Hill's Land and Construction. Young presented the street names have been modified. Fairbairn stated he has inspected and approved the final plat.

Motion was made by Rolison, seconded by Yaeger to approve PC Petition 2019-04, request of Hill's Land and Construction, for approval of a Final Plat and acceptance of public improvements for the Hill's Whispering Meadows Addition

Motion carried as follows:

Aye: Yaeger, Rolison, Woodyard, Parker and Buck

Nay: None

Young stated this will go before the City Council next Monday.

6. DISCUSSION and related CONSIDERATION of PC Petition 2019-06 regarding amending the Tuttle Subdivision Regulations updating the street standards

Young presented the cul-de-sac requirements have been amended. He stated the regulations will apply to all new developments.

Motion was made by Yaeger, seconded by Parker to approve PC Petition 2019-06, regarding amending the Tuttle Subdivision Regulations updating the street standards

Motion carried as follows:

Aye: Yaeger, Rolison, Woodyard, Parker and Buck

Nay: None

7. DISCUSSION regarding amending the Zoning Code to update the commercial land uses and regulations

Young stated this will address residential adjacency standards. It is not ready for consideration.

No Action Taken

8. DISCUSSION regarding creation of the Tuttle Area Metropolitan Planning Commission

Young stated he is working on this with the new County Commissioner.

No Action Taken

9. DISCUSSION regarding recodification of the Tuttle Zoning Code

Young stated he is working on this regarding commercial regulations.

No Action Taken

ANNOUNCEMENTS

1. Next meeting Monday, February 4th, 2019 at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made by Yaeger, seconded by Rolison to adjourn the meeting at 7:45 p.m.

Motion carried as follows:

Aye: Yaeger, Rolison, Woodyard, Parker and Buck

Nay: None

Attest:

City Clerk

Chairman