

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **June 6, 2022** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: RICHARD ROLISON, JUDY PRESTON, AND TYLER KINCANNON

MEMBERS ABSENT:

STAFF PRESENT: WENDY MARBLE, SEAN FAIRBAIRN, AARON MCLEROY, AARON SLAUGHTRY, BRYAN BALENSEIFEN, KELLY DEATHERAGE AND LARRY MITHCHELL

OTHERS PRESENT: ZACH ROACH, HAYDEN WELCH, DEBRA FLORA, BARRY FLORA, KENDALL DILLON, LAUREN KOURTNER, DEAN BROWN, CHRIS BERRYMEN, MARK SHANTANELL AND SHAWN SMITH

CALL TO ORDER Rolison opened the meeting at 6:30 p.m.

ROLL CALL Kelly called the roll and declared a quorum present

ORDER OF BUSINESS

1. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of minutes from June 6, 2022, meeting

Motion was made by Kincannon, seconded by Rolison to approve minutes from March 7, 2022 meeting.

Motion carried as follows:

Aye: Traxler, Rolison, Preston, and Kincannon

Nay: None

2. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-12** petition of Grubbs Consulting LLC for a new Planned Development to be called Hollow Brook Square (Tabled 4/4/2022, Meeting Cancelled 5/2/2022)).

Zac Roach, Ideal homes PUD of 70 acres of land with a mixed-use PUD commercial, single family, and an active adult community. The single-family homes will be Ideal Homes signature line consisting of house ranging from the 1700sq ft to 3400 Sq Feet homes. The single-family homes will have extended walking trails, playground and splash pad. Preston asked about the entrances Grubbs multiples entrances and exits. Rolison ask about fire and EMS response time. Balenseifen don't really have anything to add, does the commission have any questions? Rolison ask about fire response times Balenseifen explains this is not a formal design for streets.

Rolison opens public hearing at 6:42pm

Rolison closes public hearing at 6:42 pm

Kincannon is this the estimated number of houses? Grubbs answers that it is a concept that is done on 6,000 sq ft lots and there would be less after the change to 8,000 sq ft lots. Preston asks what the active adult type going to look like? Grubbs responds saying it could be a mixture of duplex or 4 plexes. Will get into logistics of everything at the plat phase. Rolison ask about where the sewer is coming from?

Fairbairn states that Hollowbrook Phase 3 is building a lift station near Sara Road. Hollowbrook Phase 3 and Hollowbrook phase 4 are bringing a sewer line down this development will tie into that with the main line being 15 inches. Rolison ask about plant capacity? Fairbairn said we are currently on a lagoon system and flow wise at about 75 % capacity and a bod are at capacity and we have a plant that should come online in 16 months. Barry Flora who will fund expansion of sewer system. Rolison says the question is above his pay grade, but state Flora articulated a question the commission needs an answer to. Grubbs ask what more information can they provide? Rolison I still have information I have not been able to obtain from staff and staff is not prepared to answer at this time and other things we are looking for in a PUD. Grubbs ask what other information are you seeking? Rolison states he is not going to detail out the information if he was going to do that, he would have already done so Rolison states the applicant is not staff. Grubbs states he was asking if it is in regard to the sewer, if so they would be more than happy to address that at the platting stage Rolison says that is one of the questions because you have lots drawn. Grubbs explains that is just a concept for the PUD for the rezoning.

Motion was made by Preston, seconded by Kincannon to table PC Petition 2022-12, petition of Grubbs Consulting for a new Planned Development to be called Hollow Brook Square.

Motion carried as follows:

Aye: Rolison, Preston and Kincannon

Nay: None

3. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-11** petition of Farzaneh Development, LLLP for a new Planned Development to be called Hampton Valley (Tabled 4/4/2022, Public Hearing held 4/4/2022, Meeting Cancelled 5/2/2022)

Kendall Dillon Crafton Tull PUD of 180 acres at NW corner of Frisco and SH-37 last discussion about lot size we have changed the lot configuration 421 lots with 8,000 to 12,000 SQ Ft lots, with homes ranging in 1,400 sq ft homes to 3,000 Sq ft homes within the last 34 lots, lot coverage will vary. Rolison ask what is going to separate the commercial and residential? Dillon states it will be fencing and landscaping. Rolison ask about streetlight? Dillon says they will purchase the more than standard light package. Kincannon ask about the landscaping language? Dillon states it will be typical PUD language aggregable to what the city wants. Rolison ask about making certain trees unallowable. Balenseifen states the 2020 plans calls for that land to be agriculture use, no sewer service it will need to be addressed and that may hold up development. Rolison ask where the sewer is going to come from? Fairbairn says that the sewer is downtown and there will be sewer where the new plant is going to be built. Mcleroy 9.1.5 will not pass council because it is not the minimum standard nor does it meet the exception that was granted to silver trails. Rolison ask staff what the current code is Balendeifen states current code is 100% Brick or other masonry products on the rear and sides and the front shall be 50% percent brick or other masonry products. Mcleroy states the only other issue is the sewer and that is something that is going to have to be worked out.

Mcleroy ask if 35% lot coverage is enough? Dillon said 40% Coverage. Rolison language by the city attorney needs to be applied.

Motion was made by Kincannon, seconded by Preston to Approve PC Petition 2022-11, of Farzaneh Development, LLLP for a new planned development to be called Hampton Valley With amendments to 9.3.1 Lighting, 7.8 Landscape, 9.1.5 Façade 70% to 100%, 7.2 & 7.3 Attorney language, Out Buildings, and 40% lot coverage.

Motion carried as follows:

Aye: Rolison, Preston and Kincannon

Nay: None

7. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-15** Petition of Loren Koertner for Rezoning from O-1 to C-5 located at 6 E Main Street.

Koertner moving business to Tuttle looking to rezone the medical building from LO to C5 to put a car dealership in that area. Koertner explains his lawyers and the City attorney are working on verbiage to vacate the alley way to make the lot 15,000 sq ft. Balenseifen states car dealerships are only allowed in C-5 with a SUP his understanding that this can be approved contingent upon the vacating of the alley way.

Rolison opens public hearing at 6:42pm

Rolison closes public hearing at 6:42 pm

Preston ask why this building? Koertner 95% of my business is done online most people will just be coming in to pick up vehicles.

Motion was made by Preston, seconded by Kincannon to approve PC 2022-15 Petition of Loren Koertner for Rezoning from O-1 to C-5 located at 6 E Main Street.

Motion carried as follows:

Aye: Preston, Rolison, and Kincannon

Nay: None

8. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-17** Petition of Belmont Development for Rezoning from R-2 to R-3 located in the 300 Block of Chad Dr.

Shawn Smith Belmont Development Multi family senior housing in Oklahoma and the surrounding states, the current zoning is R-2 which only allows for duplex's asking for R-3 to build 4 plex's or 6 plex's. Currently looking to build 36-48 units' single story senior

development gardens style homes. Balenseifen property located behind Scottie Dr we have reached out to school they own all the property adjacent to this about possible putting an access road through there property not sure what schools' future plans are. PUD was approved in 2016 and the only concern seemed to be traffic, city is not sure why applicant pulled the pud.

Rolison opens the public hearing at 7:50pm

Debra Flora 204 Scottie Drive the road is not thick enough for the traffic and the most important thing I beg you to consider is the flooding in our neighborhood. There is no adequate drainage, detrimental to entire subdivision. The one-way access is a problem and not all of the neighborhood was notified. Balenseifen states everyone within 300 ft was notified. Barry Flora road not thick enough to maintain construction traffic, road is only 20-25 feet, and Disagrees with the notification process. Mark Shantanell 402 Scottie Drive Drainage problem would prefer not to have this next door and there is no guarantee for a retirement community they could later on build an apartment complex there if the zoning gets approved.

Rolison closes public hearing at 7:59pm

Preston why that location smith states it is available and the seller is willing to negotiate with us on the timeline needed for our funding must be zoned properly before we apply for funding. Smith states they are more than willing to work with the city on these issues Balenseifen states it is already currently Zoned R-2, could develop duplexes without an SUP as far as the legal notice is concerned it is everyone within 300 ft gets notified if there are not 10 people within 300 Ft then we extend it out until the get 10 property owners. Rolison ask why not the duplex's Smith states because of efficiency because of the type of funding we apply for. Market studies indicate that Tuttle has a high need for this type of housing. Rolison is concerned with the street Mcleroy ask applicant if he was involved in the one of Hwy 4 Smith says not the one that was approved. Mcleroy states that Mark is correct if they approve this anyone could come in and build an apartment complex, we learned our lesson with the land off of HWY 4 approved for 5,000 SF lots smaller senior homes and goes against ordinances. Mcleroy states that if they don't get the funding they can back out and then anyone could build an apartment complex their Smith ask if the do not one that Rolison and Mcleroy state they do not want that.

Motion was made by Preston, seconded by Kincannon to deny PC 2022-17 Petition of Belmont Development for Rezoning from R-2 to R-3 located in the 300 Block of Chad Dr.

Motion carried as follows:

Aye: Preston, Rolison, and Kincannon

Nay: None

4. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of PC 2022-16 amending Section 9 of the Tuttle Zoning Code A-1 General Agriculture District.

Balenseifen came to the city's recent attention that parcels zoned A-1 with less than 5 acres currently must adhere to the 25 Ft setback looking to change this setback for parcels under 5 acres to allow for more flexibility with accessory structure. Rolison I just want to ask the mayor if he is down with this? Mcleroy why are we doing this staff said that we changed this back in 2019 I remember changing them, but we didn't touch AG. Mcleroy ask staff to show them the 2019 Ordinance and the packet for the change. Mcleroy discussion on lot width 100 ft gives negotiation room.

Motion was made by Rolsion, seconded by Kincannon to change all ag setbacks for accessory buildings to 10% of lot width with a 10ft minimum and 25ft max and R1 lot width for main dwellings to change to 85 ft.

Motion carried as follows:

Aye: Preston, Rolison, and Kincannon

Nay: None

5. DISCUSSION ONLY regarding Planned Unit Development (PUD) processes and standards

Rolison presented PUD regulations not meant to be a variance to standards

Aaron Mcleroy- Hollowbrook square asked to be denied rather than tabled request to Deny.

Motion was made by Preston, seconded by Kincannon to change deny PC Petition 2022-12, petition of Grubbs Consulting for a new Planned Development to be called Hollow Brook Square.

Motion carried as follows:

Aye: Preston, Rolison, and Kincannon

Nay: None

ANNOUNCEMENTS

Next meeting Tuesday July 5, 2022 at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Rolison, seconded by Kincannon to adjourn the meeting at 9:10 p.m.

Motion carried as follows:

Aye: Preston, Rolison, and Kincannon

Nay: None

Attest:

City Clerk

Chairman