

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **May 3, 2021** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: RICHARD ROLISON, BRAD TRAXLER, DAVID PARKER AND TYLER KINCANNON

MEMBERS ABSENT: AIMEE DAUPHIN

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, KAYLEY GORDON, AARON SLATTERY, AND SEAN FAIRBAIRN

OTHERS PRESENT: AARON MCLEROY, STEPHEN CLAYMAN, JUSTIN COOPER, JAMES OSBORN, DARIN SNOW, JOE BOB WINDLE, JOHN OSBORN, KURTIS KNOX, ANASTASIA KNOX, MARCY WASHBORN, JEFF FISH, KIM KIRBY, LARRY JOHNS, TYMON SHARP, RYAN ALLEN, MIKE MEDRANO, JAYSON & JAY KNIGHT, AND OTHERS WHO DID NOT SIGN IN.

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

ROLL CALL Marble called the roll and declared a quorum present

ORDER OF BUSINESS

1. APPROVAL of minutes from April 5th, 2021 meeting.

Motion was made by Rolison, seconded by Kincannon to approve minutes from April 5th, 2021

Motion carried as follows:

Aye: Traxler, Rolison, Parker and Kincannon

Nay: None

2. APPROVAL and related CONSIDERATION of PC Petition 2021-15 approval of Cook Farms addition final plat (Item tabled at 4/5/2021 meeting)

Young requested to table Item

Motion was made by Parker, seconded by Traxler to TABLE PC 2021-15 approval of Cook Farms addition final plat

Motion carried as follows:

Aye: Traxler, Rolison, Parker and Kincannon

Nay: None

3. PUBLIC HEARING, DISCUSSION, and related CONSIDERATION of PC 2021-06 request of Highway 37 Self Storage for a SUP at 2418 E. SH-37 to expand their mini-storage facility

Curt Callahan the owner of Hwy 37 Self Storage stated he is wanting to add 4 more buildings to the acreage. 5ft to South of existing building. 15-20 ft from existing fence. Traxler asked if façade is the issue? Young stated if faces Hwy frontage abide by façade ordinance.

Callahan stated he would like to carry on the same look throughout the buildings. Fence is 15ft. Traxler asked what type of fencing, brick façade would look better than fencing. Callahan stated chain link fence. Young said site proof fence.

Young read the fencing code. Callahan said there is 3 acres between him, and other streets and the other side is oilfield company, has no stucco on any of the other units.

Rolison opened public hearing at 7:03pm
Rolison closed public hearing at 7:04pm

Motion was made by Traxler, seconded by Kincannon to approve PC Petition 2021-06 as amended with façade requirements

Motion carried as follows:

Aye: Traxler, Rolison, Parker and Kincannon

Nay: None

4. PUBLIC HEARING, DISCUSSION, and related CONSIDERATION of PC 2021-16 request of Citizen Energy for a time extension on an approved SUP located at the Southeast corner of Richland and Tyler. (Originally PC 2020-11; Resolution 2020-08)

Stephen Clayman spoke for Citizen Energy, stated 1 year extension due to covid and reduced oil activity, wanting to resume drilling wells.

Kincannon asked if they are going with the same plan as last year. Claymon stated yes, no work has been started.

Rolison opened public hearing at 6:55pm

Joe Bob – 951 E. Tyler Dr.

Stated his concerns with the 4 wells being drilled and the road conditions getting worse.

Mike Medrano – 1331 E. Tyler Dr.

Stated his concern regarding the road conditions.

Rolison closed the public hearing at 6:58pm

Motion was made by Rolison, seconded by Parker to approve PC Petition 2021-16 request of Citizen Energy for a time extension on an approved SUP located at the Southeast corner of Richland & Tyler.

Motion carried as follows:

Aye: Traxler, Rolison, Parker and Kincannon

Nay: None

5. PUBLIC HEARING, DISCUSSION, and related CONSIDERATION of PC Petition 2021-17 request for a Planned Development (PUD) in the 3900 Block of Silver City Ridge and adjacent to the Silver Ridge Addition, Deer Ridge Run Addition, Prairie Hills Addition including rezoning of existing R-1A Parcels to PUD.

Charles Allen spoke for Prairie Hills Developer

67 acres total land – 8 ½ acres of open space 3 detention ponds. Concrete curb and gutter streets. Rolison asked for waiver for streets – asphalt comparable to concrete.

Sean Fairbairn - 30-50k/ 6inch concrete section. Has not received a proposal.

Traffic/maintenance etc. Traxler asked if it's a private street is there any way City would take the street back over? Young said it could happen.

Fulkerson stated already has asphalt in the other addition.

Fire Chief Allen stated he prefers metal fence, can make 6ft. if the appropriate Knox boxes are available then there is no issue with emergency vehicles getting into the gated neighborhood.

Traxler asked what is negative about neighborhoods being connected.

Allen stated – prices of homes are different, different community, could be used as a possible drag strip.

Rolison opened public hearing at 7:33pm

Lawrence Johns – 4005 Stardust Lane

Presented paper of questions and concerns. Stated Stardust Lane gets water and runs into his yard wants to make sure his property is protected.

James Osborn – 1661 S. Hwy 37 – Stated he has no issues with development, raised on section 29 drainage issues, worried about his property getting all the water.

Kurtis Knox – Riviera Dr.

Drainage – worried about the water.

Ty Sharp – Prairie Hills Section 2 stated he is fixing to build on the property and is concerned about the water.

Rolison closed public hearing at 7:47pm

Rolison asked Fairbairn about drainage, Fairbairn stated they have developed common areas to help the flow, this item is just regarding zoning change.

Motion was made by Traxler, seconded by Parker to approve PC 2021-17 with concrete streets as amended.

Motion carried as follows:

Aye: Traxler, Rolison, Parker and Kincannon

Nay: None

6. **DISCUSSION and related CONSIDERATION amending the Tuttle Residential Building Codes to allow for fiberboard sheathing in lieu of wood structural panels.**

McLeroy stated that it says in the OK Building Code that the request is not allowed. Rolison stated it is banned in other states and does not meet our ordinance.

No action

7. **DISCUSSION ONLY regarding redistricting ward boundaries for City Council representation.**

Young, presented existing ward boundary and talked about massive growth coming into Tuttle so needing to adjust the boundaries.

No action

ANNOUNCEMENTS

1. Next meeting Monday, June 7, 2021 at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Rolison, seconded by Traxler to adjourn the meeting at 8:18p.m.

Motion carried as follows:

Aye: Traxler, Rolison, Parker and Kincannon

Nay: None

Attest:

City Clerk

Chairman