

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **June 7, 2021**, AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: BRAD TRAXLER, TYLER KINCANNON AND AIMEE DAUPHIN

MEMBERS ABSENT: RICHARD ROLISON AND DAVID PARKER

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, KAYLEY GORDON, BRYAN BALENSEIFEN, AARON SLATTERY, RYAN ALLEN, AND SEAN FAIRBAIRN

OTHERS PRESENT: CHAD COPELAND, GLENN NELSON, JASON TYLER, STEPHEN CLAYMAN, JUSTIN COOPER, JAYSON KNIGHT, DALE & TONJA WILLIAMS, ERICA DUFOUR, TERRY SHAW, JAMES MORTON, JAMIE FERGUSON, BYRON & SHERRY RUTLEDGE, JEFF NETT, RHONDA BENNETT, DAVID VINT, PRESTON PAUL, DELENA NELSON, JARED WITT AND OTHERS WHO DID NOT SIGN IN.

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

ROLL CALL Gordon 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 May 3rd, 2021, meeting

Motion was made by Kincannon, seconded by Dauphin to approve minutes from May 3rd, 2021

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

2. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-24** request of Bill & Peggy Copeland, for a lot split located at 220 W. Tyler Dr

Heather Copeland stated grandparents have 47 acres total and they will be splitting off 5 acres. Balenseifen gave staff report

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

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

3. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole of **PC 2021-18** request of Glenn & Delene Nelson for a Specific Use Permit (SUP) for an online automobile sales business located at 5810 E. SH-37

Young stated the Tuttle Times failed to publish – so no vote tonight.

Glen Nelson stated he will be using the property for online auto sales business.

Balenseifen stated requires SUP, 10 acres owned by B&N Properties, house on property converted into business, used as auto repair, SUP not enforced – façade not added, landscaping, paved drives and parking – still have gravel today, flood plain, would need to bring building into code compliance, currently zoned C-5, shop on city water, septic use unknown, fiber not allowed – home has fiber only one drop per

parcel, no parking lighting. Dauphin asked if they are purchasing or leasing. Balenseifen stated leasing the building. Nelson said he plans to improve the parking lot and add front door. Traxler asked how many cars would be there at any given time. Nelson responded it will be by appointment only 2-3 cars on the lot. Traxler said 5 cars and comply with ordinance. Young said to table until next month.

Motion was made by Kincannon, seconded by Dauphin to table PC 2021-18 until next month.

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

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 2021-19** request of Johnny Scott, to rezone from General Agricultural (A-1) to Urban Estates Residential (R-1B) approximately 4.26 acres located at 1211 N. Morgan Rd

Josh Rinken stated his uncle Johnny Scott has 10 acres and is wanting to split it into 3 parcels. Balenseifen gave his staff report and explained the splitting.

Public hearing opened at 6:58pm

Public hearing closed at 6:58pm

Motion was made by Dauphin, seconded by Kincannon to approve PC 2021-19

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

5. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-13** request of Johnny Scott & Joshua Rinken for a final plat located at 1200 Block of N. Morgan Rd to be named Scott Rinken Addition

Balenseifen talked about the need to plat due to the lot split.

Motion was made by Dauphin, seconded by Kincannon to approve PC 2021-13

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

6. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-20** request of Barry Bayliff for a final plat located at 2105 E. Hwy 37 to be named Bayliff Addition

Balenseifen explained the plat

Motion was made by Kincannon, seconded by Dauphin to approve PC 2021-20

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

7. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-07** request for approval of a preliminary plat for Hollow Brook Phase 2

Phil Hagen – Phase II – 26 lots

Young – gave report, reviewed and for ready for approval.

Motion was made by Kincannon, seconded by Dauphin to approve PC 2021-07

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

8. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-28** request of First National Bank final plat located at 5335 SH-37 to be named First National Bank

Chuck SRB Engineering

Balenseifen stated final plat for new bank, need easements before signing. Young said will go to City Council – can ask signing to be held until request of City Attorney.

Motion was made by Kincannon, seconded by Dauphin to approve PC 2021-28 as amended

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

9. 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 2021-21** request from Citizen Energy, LLC requesting Specific Use Permit (SUP) to drill five (5) oil & wells to be located SE of Intersection of E Silver City Ridge & N Sara Road.

Balenseifen stated East of North Sara Rd – on 51-acre parcel. No subdivisions within ½ mile, publication had wrong meeting date, public notices were revised and mailed again, described info/plan submitted by Citizen Energy.

Public hearing opened at 7:21pm

Preston Paul – stated he has land at Sara & Tyler to East. Has 40 acres, stated he saw stakes on his property and wanted to know if that is where the wells will be.

Jeff Nett – 1406 N. Sara – stated on the corner of property right in the backyard has lived in Tuttle for 26 years concerned with the fracking.

David Vint – 1216 N. Sara – moved here for the peace and quiet, please consider noise and traffic.

Phillip Black – 6075 E. Tyler stated well that was drilled caused horrible noise and light pollution, wildlife will leave the area.

David Vint – Code states sound should not be more that 50 decibals

Josephine Nett– Concerned about kids walking and riding bikes

Charlie Mangus – 1228 N. Sara Rd. – foundation problems from fracking, where will the water come from, trucks will travel on Sara rather than take the truck routes.

Glen Nelson – 1712 N. Sara – concerned with noise and traffic.

Balenseifen stated he still needs driveway permit and flood plain information.

Young, stated citations have been issued for violating routes, videotaping roads weekly for damage, oil and gas pays taxes to state and then goes to county – Grady County does not use money in city limits. Dauphin asked what we can do about truck road damage. Clayman stated he understands this is a bad situation, driveway permit after location of entrance is determined, may use Griffin Road, fencing will be address, have drilled in this flood plain, not using bridge.

4.75-acre pad is hard to move pad from an engineer standpoint. Young, stated allowed to focus on reasonable setback – edge of site must be 500ft from home.

Clayman stated from center of pad 500ft – when did it change to edge of pad. Young stated 2018 approximately. Preston Paul asked how far from structure. Balenseifen stated 500 feet from structure to pad site. Paul asked why they cannot build on existing

pad; it would put it more on me and not against neighbors on Sara if they would just drill on the existing pad. Traxler asked if noise can be monitored. Balenseifen stated certified company could. Fairbairn stated site plan would define flood plain and elevations. Young asked how long this would take. Clayman stated could have next week. Balenseifen said need to provide site access. Young stated will refer to City Attorney, could call special meetings for Planning Commission for 6:00pm Wednesday June 9th, 2021.

Public hearing closed at 8:23pm

Motion was made by Traxler, seconded by Dauphin to recess meeting until Wednesday June 9th, 2021, at 6pm

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

10. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-17** request for a Planned Unit Development (PUD) in the 3900 Block of Silver City Ridge including rezoning of existing R-1A Parcels to PUD (Public Hearing conducted at 5/3/2021 meeting, sent back to Planning Commission by City Council at 5/10/2021 meeting)

Young, stated City Council requested more review of PUD developer has requested time to work on.

Motion was made by Traxler, seconded by Kincannon table PC 2021-17 until July meeting

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

11. 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 2021-23** request proposing amendments to the Tuttle Zoning Code to update the process and requirements for the Planning Unit Development commonly referred to as a PUD.

Young stated nothing prepared.

Public hearing opened at 8:31pm

Public hearing closed at 8:31pm

Motion was made by Dauphin, seconded by Kincannon table PC 2021-23 until July meeting

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

12. 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 2021-22** request proposing amendments to the Tuttle Zoning Code to update the process and requirements for Planned Unit Developments commonly referred to as a PUD landscape regulations

Young, stated code requires 1 tree for every 7 spaces, trees along perimeter would be option.

Public hearing opened at 8:38pm

Public hearing closed at 8:38pm

Motion was made by Kincannon, seconded by Dauphin table PC 2021-22 until July meeting

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

13. 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 2021-25** request proposing amendments to the Tuttle Zoning Code to update regulations regarding parking requirements

Young said parking needs trigger in code when it changes.

Public hearing opened at 8:42pm

Public hearing closed at 8:42pm

Motion was made by Kincannon, seconded by Dauphin table PC 2021-25 until July meeting

Motion carried as follows:

Aye: Dauphin, Kincannon and Traxler

Nay: None

14. DISCUSSION ONLY regarding redistricting ward boundaries for City Council representation
No Action

ANNOUNCEMENTS

1. Next meeting Tuesday, July 6, 2021, at 6:30 pm

NEW BUSINESS

ADJOURNMENT

CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meetings Act, public notice of the date, time and place of this meeting, was filed with the City Clerk of the City of Tuttle on the November 2, 2020 and that an agenda of said meeting was posted at the place of such meeting and on the website for the City of Tuttle at 10:30 a.m. on June 4, 2021.

Kayley Gordon, Planning Commission Clerk