

Minutes

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

MEMBERS PRESENT: BRAD TRAXLER, JUDY PRESTON, RICHARD ROLISON, AND CHRIS STEHR

MEMBERS ABSENT: TYLER KINCANNON

STAFF PRESENT: WENDY MARBLE, AARON MCLEROY, BRYAN BALENSEIFEN, AND KELLY DEATHERAGE

OTHERS PRESENT: JOE BOB WINDLE AND CRAIG DANIEL

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

ROLL CALL Deatherage called the roll and declared a quorum present

ORDER OF BUSINESS

1. SELECTION of Chair and Vice-Chair for terms ending June 30, 2023

Motion was made by Stehr, seconded by Preston to elect Rolison as Chair.

Motion carried as follows:

Aye: Traxler, Preston, Stehr and Rolison

Nay: None

Motion was made by Stehr, seconded by Preston to elect Traxler for Vice Chair.

Motion carried as follows:

Aye: Traxler, Preston, Stehr and Rolison

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 minutes from August 1, 2022, meeting.

Motion was made by Preston, seconded by Stehr to approve minutes from the August 1, 2022 meeting.

Motion carried as follows:

Aye: Traxler, Preston, Stehr and Rolison

Nay: None

3. 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 2022-24** updating regulations regarding Chapter 14 of the Code or Ordinances.

Rolison stated we have had significant resistance to controlling sound. McLeroy states Newcastle has an ordinance that requires sound walls. Traxler, we aren't requiring them to put sound walls all the way around the sites, just on the side that are less than 1,000FT from a structure. Balenseifen states that is correct and word for word what Newcastle used in their code. Rolison is it possible to make it 1,000 ft from a property line. McLeroy ask about the wording used it says 1,000Ft or less from the structure where are we counting the 1,000FT at the site? Balenseifen yes, the boundaries of the site. Rolison ask if we require a site plan from a stamped survey? Balenseifen yes, we require a stamped survey defining the entire site. Rolison I would like to ask the City Attorney if we could use property line with a residence instead of 1,000FT or less from

a structure. McLeroy states that we might consider requiring sound walls on all 4 sides. McLeroy stated we need to make it as restrictive as possible and then it can be modified by the City Council.

Rolison opened the Public Hearing at 6:52 pm

Rolison closed the Public Hearing at 6:52 pm

Motion was made by Preston, seconded by Stehr to approve PC Petition 2022-22, updating regulations regarding Chapter 14 of the Code of Ordinances with updated language to be inserted.

Motion carried as follows:

Aye: Traxler, Preston, Stehr and Rolison

Nay: None

4. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of PC 2022-25 request for approval of a preliminary plat and construction plans for Hollow Brook Phase 3.

Jason Spencer with Crafton Tull presented 140 single family lots conforms to the approved PUD and is recommended by the City Engineer. Balenseifen stated Fire Chief has a concern with SH-4 being the only entry and exit. May need plan to have a crash gate at Crystal Dr. Spencer states phase 5 is coming and that could provide another exit on Sara Road. Balenseifen presented the PUD modifications specified that they removed the connection at Crystal Dr, change lot size coverage and donated land. Traxler ask what the level of concern is with the one exit. Balenseifen commented for consideration an emergency exit will be built with this phase. Spencer states he will talk to the developer about entrance exit for phase 4.

Motion was made by Traxler, seconded by Stehr to approve PC Petition 2022-25 request for approval of a preliminary plat and construction plans for Hollow Brook Phase 3 with the condition of adding a crash gate at Crystal Lane

Motion carried as follows:

Aye: Traxler, Preston, Stehr and Rolison

Nay: None

ANNOUNCEMENTS

Next meeting Tuesday October 3, 2022 at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Rolison, seconded by Preston to adjourn the meeting at 7:10 p.m.

Motion carried as follows:

Aye: Traxler, Preston, Stehr and Rolison

Nay: None

Attest:

City Clerk

Chairman