

**MINUTES
SPECIAL MEETING
PLANNING & ZONING COMMISSION**

ITEM 1: CALL TO ORDER / ROLL CALL

The Special Meeting of the Newcastle Planning and Zoning Commission was held on February 9, 2017. The meeting was called to order at 6:05 p.m. by Chairman Gordon Harness.

Roll Call:

Chairman:	Gordon Harness	Present
Vice-Chairman:	Karl Evans	Present
Commissioner:	Dennis Sanders	Present
Commissioner:	Kyle Brooks	Present
Commissioner:	Jared Bennett	Present

Others: None

ITEM 2: CONSIDER APPROVAL OF AGENDA

Dennis Sanders made the motion to approve the Agenda for the February 9, 2017, Special Meeting. Gordon Harness seconded the motion.

Board Polled:

Harness	Yes
Evans	Yes
Sanders	Yes
Bennett	Yes
Brooks	Yes

Motion carried

ITEM 3: CITIZENS COMMENTS

None

ITEM 4: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR MARKWELL PAVING, OWNER/METRO READY MIX CONCRETE, LESSEE FOR THE USE OF PLACING A CONCRETE PLANT LOCATED IN THE NW/4 OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY

**LOCATION: 1428 N. PORTLAND, NEWCASTLE, OKLAHOMA
(UPOR 2017-001)**

Kyle Stone with Metro Ready Mix presented the Application.

They are requesting a Use Permitted on Review Permit to operate a portable concrete plant at the South end of property owned by Markwell Paving at 1428 N. Portland Avenue. The concrete plant will be a permanent structure for the location. The entrance for Markwell Paving will be used for the concrete plant.

Karl Evans inquired about any spacing requirements on placement of the industrial equipment from the street regarding emissions from the plant as well as the visual aspect of the plant. Mr. Stone commented that the concrete plant sets back the same distance as the paving plant. Gordon Harness commented that the building structure requirement would be the area where this concern would be addressed, but the Planning Commission could impose restrictions on the spacing of the equipment from the street which is Portland Avenue. Mr. Stone indicated that the plant is approximately 500-600 feet East off of Portland Avenue.

Jared Bennett asked about additional traffic. Portland Avenue and 24th are designated as industrial roads. All truck traffic will use Portland Avenue and NE 24th Street.

Gordon Harness suggested a 300 ft. setback to include in the permit.

The use is consistent for the area. There was no public comment.

Dennis Sanders made the motion to recommend approval of the Use Permitted on Review for Metro Ready Mix Concrete subject to a 300 ft. setback requirement from the street. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Evans	Yes
Sanders	Yes
Bennett	Yes
Brooks	Yes

Motion carried

ITEM 5: ADJOURNMENT

Dennis Sanders made the motion to adjourn the meeting at 6:15 p.m. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Evans	Yes
Sanders	Yes
Bennett	Yes
Brooks	Yes

Motion carried