

**MINUTES
PLANNING & ZONING COMMISSION**

ITEM 1: CALL TO ORDER / ROLL CALL

The regularly scheduled Meeting of the Newcastle Planning and Zoning Commission was held on April 30, 2018. The meeting was called to order at 7:15 p.m. by Chairman Gordon Harness.

Roll Call:

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

Others: Todd Kennemer

ITEM 2: CONSIDER APPROVAL OF AGENDA

At the Applicant's request, Item 10 will be continued to the May, 2018, meeting. Dennis Sanders made the motion to approve the April 30, 2018, Agenda with the continuance of Item 10. Jared Bennett seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried

**ITEM 3: CONSIDER APPROVAL OF MINUTES
March 26, 2018, Regular Meeting**

Dennis Sanders made the motion to approve the minutes of the March 26, 2018, Regular Meeting. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes

Brooks Absent
Bennett Yes

Motion carried

**ITEM 4: REPORT OF CITY COUNCIL'S DECISIONS ON PLANNING
COMMISSION RECOMMENDATIONS OF LAST MEETING**

Gordon Harness reported that the City Council approved the Final Plats of Wyndemere, Phase I, II, and III.

ITEM 5: CONTINUANCE REQUESTS

At Applicant's request, Item 10 will be continued to the May, 2018, regular meeting.

ITEM 6: CITIZENS COMMENTS

None

ITEM 7: LOT SPLIT/DEED APPROVALS-Discussion and/or possible action
Jerry Schmidt – pending
Craig & Marilyn Hendricks – TK approved 3-5-18

**ITEM 8: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR
REZONING FROM A (AGRICULTURE) TO E-3 (RESIDENTIAL
ESTATE DISTRICT) FOR MICHAEL JOHN STALSWORTH AND
DELILAH DAWN STALSWORTH, CHASE MICHAEL
STALSWORTH, AND CHARLES JIMMY STALSWORTH
LOCATED IN THE E/2 NW/4 SW/4 SE/4 OF SECTION 16,
TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN
COUNTY, OKLAHOMA. PROPERTY LOCATION 2004 NW 4TH
STREET, NEWCASTLE, OKLAHOMA (R2018-006)**

Community Development Director, Todd Kennemer, presented a Summary of the above Application. The surrounding area is being developed as residential. At present, the 5 acre tract is a vacant lot. Todd Kennemer recommends approval, subject to the owner granting a private roadway easement if the tract is split.

After discussion, Dennis Sanders made the motion to recommend approval of the rezoning for the Stalsworth's. Karl Evans seconded the motion.

Board Polled:

Harness Yes
Sanders Yes

Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried.

**ITEM 9: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF
FOX HOLLOW, PHASE I – continued**

Community Development Director, Todd Kennemer, discussed items from the previous plat review. The plat will remain as approved with the two entrance streets having a right-of-way width of 60' from Highway 62 on the West, to the first traffic circles (aka roundabouts) on each street, as shown on the Preliminary Plat. All remaining streets in the Fox Hollow plat shall have a right-of-way of 50'.

Names changes have been made to now be called 1st Street and 3rd Street.

City Engineer, Kenny Sullivan, is reviewing the engineering and lift station.

Gordan Harness asked questions of Phil Hagen regarding Block 5 and if all the building lines were 60 ft. Mr. Hagen said they were double checked and corrected on the plat to reflect 60 ft. building lines. Gordon also inquired about the additional roadway easement on the North end of the plat. Mr. Hagen said that because it was on the outside boundary of the plat, a separate instrument will be filed.

Gordon also inquired about the one side no parking on this Phase I section of the Fox Hollow Plat and if this would be noted on the Plat. Mr. Hagen commented that he had no objection to this. Gordon, per discussions with City Council members, would like to see a note on the Plat to the owners of Phase I. (The entrance collector street, as reviewed, comes to the circle entrance drive and if followed back around serves more than 40 lots on a residential street. The Ordinance states serving more than 40 lots, would require be a collector street. This was overlooked at the time the Preliminary Plat was approved. It has been determined that Preliminary Plat will be followed, but to accommodate, one side of the street in this Phase of the subdivision will be designated as NO PARKING. This would be a call-out that the City could reference. It was further decided this NO PARKING procedure would be carried out in the entire subdivision.)

There was no public comment.

After further discussion, Dennis Sanders made the motion to recommend approval of the Final Plat of Fox Hollow, Phase I, subject to the addition of a note and the designation of one side NO PARKING on the Plat. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried.

ITEM 10: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF THE RIDGE, SECTION 2

At the Applicant's request (Steve Landis, Engineer), The Final Plat of the Ridge, Section 2 will be continued to the May, 2018, regular meeting.

ITEM 11: DISCUSSION AND POSSIBLE ACTION ON SETTING DATE FOR NEXT SPECIAL MEETING

None

ITEM 12: NEW BUSINESS

Gordon Harness would like to include the Façade requirements back on the Agenda.

Todd Kennemer commented that there would be 6 UPOR Applications for Oil and Gas drilling at the next meeting in May, 2018.

ITEM 13: OLD BUSINESS

None

ITEM 14: ADJOURNMENT

Karl Evans made the motion to adjourn the meeting at 7:55 p.m. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried