

**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 December 17, 2018. The meeting was called to order at 7:00 p.m. by Chairman Gordon Harness.

Roll Call:

Chairman:	Gordon Harness	Present
Vice-Chairman:	Karl Evans	Present
Commissioner:	Dennis Sanders	Present
Commissioner:	Jared Bennett	Absent
Commissioner:	Will Wright	Present

Others: Todd Kennemer

ITEM 2: CONSIDER APPROVAL OF AGENDA

Dennis Sanders made the motion to approve the December 17, 2018, Agenda. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Absent
Wright	Yes

Motion carried

**ITEM 3: CONSIDER APPROVAL OF MINUTES
November 19, 2018 Regular Meeting
November 29, 2018 Special Meeting**

Karl Evans made the motion to approve the minutes of the November 19, 2019 Regular Meeting and the November 29, 2018 Special Meeting. Will Wright seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes

Bennett	Absent
Wright	Yes

Motion carried

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

The Preliminary Plat of the NE 19th Duplexes was presented to Council. There was discussion on the concerns on the drainage and the access easement for the drainage on the Preliminary Plat. The City Council approved. The City Council also approved the rezoning for Truman Young.

Gordon reported to the City Council on the discussion on the Wyndemere PUD amendment. Planning Commission took no action in November.

ITEM 5: CONTINUANCE REQUESTS

None

ITEM 6: CITIZENS COMMENTS

None

ITEM 7: LOT SPLIT/DEED APPROVALS Discussion and/or action
William & Edith Mathews – TK approved 11-26-18
Dawn Ellison – pending
Truman Young – TK approved 12-11-18

ITEM 8: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM E-1 (SUBURBAN ESTATE RESIDENTIAL) TO E-3 (RESIDENTIAL ESTATES DISTRICT) FOR GURLEY FAMILY TRUST LOCATED IN THE W/2 W/2 E/2 SW/4 SE/4 OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 1845 HIGHWAY 130, NEWCASTLE, OKLAHOMA (R2018-015)

The Gurley Family Trust is requesting a Rezoning Application to E-3 zoning. They have purchased 5 acres to the West of the current E-3 zoning as well as a taller skinny tract that is zoned E-1. They are combining all to rezone to E-3 for a future subdivision. Community Development, Todd Kennemer, recommends approval of the rezoning.

There was no public comment.

Gordon Harness made the motion to recommend approval to E-3 Zoning for the Gurley Family Trust. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Absent
Wright	Yes

Motion carried

ITEM 9: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM A (AGRICULTURE) TO E-1 (SUBURBAN ESTATE RESIDENTIAL) FOR DON AND SHIRLEY ANTHONY LOCATED IN THE S/2 SE/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATED: 1200 NE 34TH STREET, NEWCASTLE, OKLAHOMA (R2018-016)

The Anthony's own a 24- acre tract and are proposing to rezone and lot split 2 acres for their son to build. Mr. Kennemer recommends approval of the rezoning to E-1.

Gordon Harness had questions about the narrow property immediately West of the proposed rezoning that remains Ag. This narrow piece would not support an independent lot. It was stated that Mr. Anthony also owns this property. It is being left as an access point on the West to move equipment in and out of the remaining property for Mr. Anthony.

There was no public comment.

Gordon Harness made the motion to recommend approval of the E-1 Zoning for Don and Shirley Anthony. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Absent
Wright	Yes

Motion carried

ITEM 10: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR DAVID AND LINDA REEDS/TRP OPERATING FOR THE PURPOSE OF OIL AND GAS EXPLORATION “ATLAS 1H-25-24X” LOCATED IN THE SW/4 SW/4 NE/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATED: APPROXIMATELY 1900 S. MAY AVENUE, NEWCASTLE, OKLAHOMA (UPOR2018-015)

With the Applicant’s consent Item 10 and 11 will be discussed together because these items are 2 well locations on one pad site.

Eric McClanahan, Meadows Oil & Gas and Joey Bernica, TRP Operating were in attendance. Todd Kennemer summarized the Applications. The pad site is located in the center of Section 25 approximately 2,369 ft. South of Northern property line and 2,381 ft. West of section line. Well road entrance is off May Avenue. The nearest residential structure is 1,990 ft. North/Northwest of the well head site. They are also requesting only 4 tanks per well. (Ordinance allows for 6)

It was discussed and Applicant has agreed to move the pad site 5 ft. to the East to conform with Agriculture Zoning side setbacks of 35 ft.

Gordon Harness discussed Applicant has no problem with using Highway 9 to May Avenue for a straight truck route to the well site. At heavy traffic times flagging will still be needed. Applicant has requested an alternate East/West route to use 32nd Street. TRP has a well site using 32nd Street at this time. Road Agreements need to be in place for each of the new wells (Atlas, Bengy) being reviewed.

Eric McClanahan discussed the possibility of open flares during drilling, but once producing, all flares will be enclosed.

Public Comment:

Lori Lucas, Riverview Drive, is concerned about the sound and the time frame of the drilling process. She also had questions about the entrance. Well entrance is off May Avenue.

Chain link fencing of 6 ft. will be used.

The following provisions will be included in the Use Permitted on Review Permit:

1. Recommended truck route to use Highway 9 to May Avenue to well site entrance. Alternate East/West route to use Highway 62 to SE 32nd Street to May Avenue to well road location entrance.
2. Winged entrance to the well site shall have standard dimensions of approximately 130 ft. wide x 96 ft. deep. The entrance and drive shall have a 6-inch gravel base.
3. During rig move in and move out, and high traffic volumes on Highway 9, live flaggers may be necessary at Highway 9 and May Avenue and also on alternate East/West route on Highway 62 and SE 32nd Street.
4. The pad site to be moved 5 ft. to the East of site map received December 12, 2018, to conform with the 35 ft. Agriculture side setback.
5. Pad site will use standard construction with mudding problems resolved in 48 hours to prevent mud from tracking on public roadways.
6. Signage will include emergency information and contacts and operator will coordinate with Police and Fire with updated list at 6- month intervals.
7. Hours of Operation: approximately 40 days, 24-hour drilling will be allowed; approximately 60 days, 24-hour operating period will be allowed; after which time will adhere to City of Newcastle Ordinance guidelines.

Gordon Harness made the motion to recommend approval of Agenda Item 10 Use Permitted on Review “Atlas” and Agenda Item 11 Use Permitted on Review “Bengy” for David and Linda Reeds/TRP Operating. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Absent
Wright	Yes

Motion carried

ITEM 11: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR DAVID AND LINDA REEDS/TRP OPERATING FOR THE PURPOSE OF OIL AND GAS EXPLORATION “BENGY 1H-25-36X” LOCATED IN THE SW/4 SW/4 NE/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN

**COUNTY, OKLAHOMA. PROPERTY LOCATED:
APPROXIMATELY 1900 S. MAY AVENUE,
NEWCASTLE, OKLAHOMA (UPOR2018-016)**

See Item 10.

**ITEM 12: DISCUSSION AND POSSIBLE ACTION ON FAÇADE
REQUIREMENTS – continued**

Continue

**ITEM 13: DISCUSSION AND POSSIBLE ACTION ON SETTING DATE FOR
NEXT SPECIAL MEETING**

None

ITEM 14: NEW BUSINESS

None

ITEM 15: OLD BUSINESS

None

ITEM 16: ADJOURNMENT

Dennis Sanders made the motion to adjourn the meeting at 7:40 p.m. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Absent
Wright	Yes

Motion carried