

**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 February 26, 2018. The meeting was called to order at 7:00 p.m. by Chairman Gordon Harness.

Roll Call:

Chairman:	Gordon Harness	Present
Commissioner:	Dennis Sanders	Present
Commissioner:	Karl Evans	Present
Commissioner:	Kyle Brooks	Absent – arrived at 7:03 p.m.
Commissioner:	Jared Bennett	Present

Others: Todd Kennemer

ITEM 2: CONSIDER APPROVAL OF AGENDA

Gordon Harness stated that at Applicant's request, that the Final Plats of Wyndemere I, II, and III will be continued to the March 26, 2018, regular meeting. These are Items 12, 13, and 14.

Dennis Sanders made the motion to approve the February 26, 2018, Agenda subject to the modification above. Jared Bennett seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

**ITEM 3: CONSIDER APPROVAL OF MINUTES
January 29, 2018, Regular Meeting**

Karl Evans made the motion to approve the minutes of the January 29, 2018, Regular Meeting. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

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

City Council approved the Meadow Creek Addition Final Plat, but wanted the Plat to show the two entrances on Country Club. The detention area was moved back to Lots, 6, 7, 8 of the development rather than having the detention next to the roadway. They also wanted the limit of no access to the North. There was also discussion on access road at the back (East) going to NW 16th Street; and if this was still a valid developer option. There was a question as to whether this had expired. Todd Kennemer will follow up.

Gordon Harness also commented that going forward, the City Council would like conditional items corrected before being put on the Council Agenda.

ITEM 5: CONTINUANCE REQUESTS

Item 12, 13, and 14 have been continued to the March 26, 2018, regular meeting.

ITEM 6: CITIZENS COMMENTS

None

**ITEM 7: LOT SPLIT/DEED APPROVALS-Discussion and/or possible action
Jerry Schmidt – pending
Delane Keef – TK approved**

Gordon Harness commented on problems with the roadway easement and how it was granted on Switchgrass Way. He would like to coordinate with Joe Covey and get the proper easement in place in accordance with our ordinances. This applies to the Jerry Schmidt Lot split Application.

ITEM 8: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM E-2 (URBAN ESTATE RESIDENTIAL) TO C-C-2 (COMMUNITY COMMERCIAL DISTRICT) FOR SHIRLEY FLEMING LOCATED IN A PART OF THE NE/4 OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 2321 N. CARR, NEWCASTLE, OK (R2018-002)

Community Development Director, Todd Kenner, commented on Items 8, 9, and 10. These are 3 properties located South of the new Love's on NW 24th Street. All three of the residents would like to rezone to C-C-2 to make the area more appealing for commercial development. The Fleming and Orton properties are located on N. Carr Street. The Barbour property fronts NW 24th Street. 1986 Comprehensive Plan shows the area to develop as commercial. Mr. Kennemer recommends all three to be rezoned to C-C-2.

At this time, the Commissioners discussed appropriate site screening and landscaping including spacing for trees for C-C-2 Districts that border residential zoning.

There was no public comment.

Applicant, Shirley Fleming, 2321 N. Carr Drive, would like the board to consider recommending approval of the rezoning. She would like the zoning in place for her heirs.

Cheryl Barbour, 200 NW 24th Place, (Item 10) had questions on the site-proof screening. It was explained that this screening would be a requirement for new C-C-2 development projects that would border residential.

James Orton, 2345 N. Carr, (Item 9) has already been approached by a potential buyer.

Gordon Harness made the motion to recommend approval of the C-C-2 Zoning for Shirley Fleming with the condition of the zoning, that upon development to commercial use, the site screen fencing be placed with the addition of green landscaping, trees located on the residential side with a caliper of ½ inches, trees appropriate in this area; and trees to be planted with a maximum 15 ft. spacing. If a metal fence is used, it shall be a capped fence. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

ITEM 9: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM E-2 (URBAN ESATE RESIDENTIAL) TO C-C-2 (COMMUNITY COMMERCIAL DISTRICT) FOR JAMES A.

& LINDA ORTON LOCATED IN THE W/2 NE/4 NE/4 NE/4 OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 2345 N. CARR, NEWCASTLE, OK (R2018-003)

See above comments.

Gordon Harness made the motion to recommend approval of the C-C-2 Zoning for James & Linda Orton with the condition of the zoning, that upon development to commercial use, if site adjoins residential zoned area, site screen fencing be placed with the addition of green landscaping, trees located on the residential side with a caliper of ½ inches, trees appropriate in this area; and trees to be planted with a maximum 15 ft. spacing. If a metal fence is used, it shall be a capped fence. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

ITEM 10: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM E-2 (URBAN ESATE RESIDENTIAL) TO C-C-2 (COMMUNITY COMMERCIAL DISTRICT) FOR HAL DANE & CHERYL D. BARBOUR LOCATED IN A PART OF THE NW/4 NE/4 NE/4 OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 200 NW 24TH PLACE, NEWCASTLE, OK (R2018-004)

Gordon Harness made the motion to recommend approval of the C-C-2 Zoning for Hal Dane & Cheryl Barbour with the condition of the zoning, that upon development to commercial use, the site screen fencing be placed with the addition of green landscaping, trees located on the residential side with a caliper of ½ inches, trees appropriate in this area; and trees to be planted with a maximum 15 ft. spacing. If a metal fence is used, it shall be a capped fence. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes

Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

ITEM 11: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM PUD (PLANNED UNIT DEVELOPMENT #692) TO PUD (PLANNED UNIT DEVELOPMENT TO SERVE BRUSH CREEK EVENT CENTER) FOR TOM GILLIAM/NEW OWNER JOHN CRENSHAW LOCATED IN THE NW/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 1900 SE 16TH STREET, NEWCASTLE, OK (R2018-005)

John Crenshaw and FCC Enterprises is now the current owner of the property.

Community Development Director, Todd Kennemer presented. The property proposed for rezoning consists of approximately 22 acres. There was a PUD for the 3.85 acre in 2006 for the steakhouse. In 2013, the entire 24 acres was PUD zoned for Sr. living apartments. In 2014, 1.9 (Steakhouse) acres was rezoned to C-C-2. The current C-C-2 zoning is not being considered in the above proposed rezoning and therefore will stay C-C-2.

The new PUD document presented allows for wedding and banquet venues. Todd Kennemer recommends approval of this rezoning.

Planning Commission had questions about the underlying zoning of the proposed PUD. It was discussed that C-N-1 could be used as the underlying zoning.

After further discussion and with the Applicant's approval, this Item will be continued to a Special Planning Commission meeting on March 8, 2018, at 7:00 p.m. Gordon Harness and City Staff will meet with Mr. Crenshaw on Tuesday, February 28, 2018, at 9:30 a.m. to amend the PUD document.

Karl Evans made the motion to continue this Item to March 8, 2018, at 7:00 p.m. Jared Bennett seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

ITEM 12: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF WYNDEMERE, PHASE 1- continued

At Applicant’s request, this Item will be continued to the March regular meeting.

ITEM 13: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF WYNDEMERE, PHASE II- continued

At Applicant’s request, this Item will be continued to the March regular meeting.

ITEM 14: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF WYNDEMERE, PHASE III – continued

At Applicant’s request, this Item will be continued to the March regular meeting.

ITEM 15: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF ARROWHEAD

Kendall Dillon, Crafton Tull, presented the Final Plat of Arrowhead. The Final Plat is a duplicate of the approved Preliminary Plat that had been presented. Minor engineering comments have been amended.

Gordon Harness commented that regarding the easement, the property needs to be subject to the easement. The owner needs to grant the drainage easement. Easement needs to be granted by the developer of Arrowhead to cover the drainage from Lots 1, 2, 3, 4, Block 2, in the Chisolm Trail Plat. These lots abut and drain to Chisolm Trail.

There was no public comment.

Gordon Harness made the motion to recommend approval of the Final Plat of Arrowhead. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

ITEM 16: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF CHISOLM TRAIL

Kendall Dillon, Crafton Tull, presented the Final Plat of Chisolm Trail. The Final Plat is a duplicate of the approved Preliminary Plat that had been presented. Minor engineering comments have been amended.

It was discussed that the previous PUD 534 contained 10 acres of the area in this Plat. An amended legal needs to be used for PUD 534. Crafton Tull has prepared a new legal to use to.

No public comments.

After discussion, Gordon Harness made the motion to recommend approval of the Final Plat of Chisolm Trail. Jared Bennett seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

Gordon Harness also made the motion that the amended Remington Ridge Addition PUD 534 submitted pursuant to the request of the City of Newcastle conforming the Remington Ridge Addition PUD to the reduced acreage existing after the approval of the Chisolm Trail rezoning. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

ITEM 17: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF THE RIDGE, SECTION II

The Applicant was not in attendance to present.

Community Development Director, Todd Kennemer, presented. City Engineer, Kenny Sullivan, has addressed the engineering issues with Developer. Todd Kennemer recommends approval.

The Planning Commission still has questions on the drainage issues in this subdivision and would also like to review a full set of plans.

Gordon Harness made the motion to recommend denial of the Final Plat of The Ridge, Section, II, subject to this matter being placed on the March 8, 2018, Special Meeting for additional review at which time the vote can be reconsidered. Kyle Brooks seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried

ITEM 18: DISCUSSION ON FACADE REQUIREMENT — continued

Continue

ITEM 19: DISCUSSION AND POSSIBLE ACTION ON SETTING DATE FOR NEXT SPECIAL MEETING

The next Special Meeting will be held March 8, 2018, at 7:00 p.m.

ITEM 20: NEW BUSINESS

None

ITEM 21: OLD BUSINESS

None

ITEM 22: ADJOURNMENT

Kyle Brooks made the motion to adjourn the meeting at 8:50 p.m. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Yes
Bennett	Yes

Motion carried