

**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 July 30, 2018. The meeting was called to order at 7:05 p.m. by Chairman Gordon Harness.

Roll Call:

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

Others: Todd Kennemer

ITEM 2: CONSIDER APPROVAL OF AGENDA

Dennis Sanders made the motion to approve the July 30, 2018, Agenda. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Yes
Wright	Yes

Motion carried

**ITEM 3: CONSIDER APPROVAL OF MINUTES
June 25, 2018 Regular Meeting**

Karl Evans made the motion to approve the minutes of the June 25, 2018, Regular meeting. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Yes

Wright Yes

Motion carried

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

Gordon Harness reported on the City Council approvals of the Planning Commission recommendations.

City Council approved the UPOR for the Stanford Family Trust (Spitfire well site) at Highway 130 and Rockwell. EOG Resources have agreed to move the bore hole to the West to secure the 300 ft. requirement from the property line. The pad site will stay as proposed. The production equipment will be located to the Northwest side of the pad. 24 ft. sound barrier will be installed during operations, but will go to 16 ft. permanent sound barrier fencing (perforated panel interior and solid exterior panel) after drilling operations.

City Council also approved the UPOR for McMurtry Investments (War Hawk well site). This item deals with the second bore hole on the pad site and will be located. Sound barrier walls to be installed.

ITEM 5: CONTINUANCE REQUESTS

None

ITEM 6: CITIZENS COMMENTS

None

ITEM 7: LOT SPLIT/DEED APPROVALS Discussion and/or action
Brendamihl – TK approved 6-28-18
Koscinski – TK approved 6-28-18
Lancaster/Miller – TK approved 7-10-18

**ITEM 8: A PUBLIC HEARING TO CONSIDER AN APPLICATION
FOR REZONING FROM A (AGRICULTURE) TO E-2
(URBAN ESTATE RESIDENTIAL) FOR MARCIA ERWIN
LOCATED IN THE NW/4 SE/4 OF SECTION 30,
TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN
COUNTY, OKLAHOMA. PROPERTY LOCATION: 2105
S. DUNNING DRIVE (R2018-007)**

This is a 5 acre undeveloped tract along S. Dunning Road. Community Development Director, Todd Kennemer, presented and stated that Ms. Erwin

would like to rezone to E-2 so that the property can be split in 3 tracts for Ms. Erwin's children and herself. He also commented that a flood zone runs through the middle of the back portion of the property. To the west is Blanchard city limits with 1- acre tracts. The direct area is still 5 acre lots, zoned agriculture, however, smaller lots are in the vicinity. Mr. Kennemer recommends approval.

It was discussed that S. Dunning Road is not a dedicated road and is not maintained by the City. It was also questioned if city water is located in the area.

Karl Evans would like to see a survey on the proposed division of the property.

Citizen Comment:

Nikki Grider, 1924 Sequoyah Lane, commented that the area is 5 acre and 10 acre tracts. She is not in favor of allowing small lots in the area.

Andrea Wood, 1905 Sequoyah Lane, commented that her family moved to the area because of the 5- acre lot size. Her property is located in an addition that backs up to the proposed rezoning. She is not in favor of allowing smaller lots in the area.

Barbara James, 2033 Highway 76, has split her 10 acres into 2 five acre tracts. She feels the ag area will be changed if smaller lot sizes are allowed. She is not in favor of the rezoning.

Kyle Erwin, applicant's son, purchased the property to have the aging parents close by. There plans were to split the property into 3 tracts for the parents and 2 siblings to build homes.

There is still a question on whether S. Dunning Road is used as a road by an easement. It is not maintained by the City of Newcastle. The area is Ag zoned, but not platted. Barbara James commented that the Gentry's who own the 10 acre tract, own part of the road.

After discussion, Jared Bennett made the motion to deny the Application for rezoning for Marcia Erwin. Will Wright seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Yes
Wright	Yes

Motion carried

ITEM 9: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR A CONDITIONAL USE PERMIT FOR WILLIAM T. AND SARAH OSBORN, TIMOTHY L. AND TINA L. OSBORN/NATIVE EXPLORATION OPERATING, LLC FOR THE USE OF AN OIL & GAS WELL LOCATION TO BE LOCATED IN GOVERNMENT LOTS 1, 2, 3, 4, 5, AND SE/4 NE/4 SE/4 NW/4 OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 WEST, I.M, MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: FROM HWY 37 E-W AT GRADY/MCCLAIN LINE, GO 2 MILES N TO THE NW CORNER OF S30, T10N R4W NEWCASTLE, OKLAHOMA. (UPOR 2018-009 PLUME 25-36-1005)

Tammie Laird, representative of Native Exploration, presented the Application.

From the documentation presented, the setback from the property line does not meet the ordinance requirements. The site map shows 25 ft. which does not even meet the building requirement of a 50 ft. easement from a section line road. The pad appears to be in a drainage channel along the road and North section line East/West. The pad site is not in a flood zone.

Gordon Harness suggested a City Staff meeting with the Applicant to review site details and entry.

With the Applicant’s consent, Gordon Harness made the motion to continue this item to the August 27, 2018, Regular Planning Commission meeting. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Yes
Wright	Yes

Motion carried

ITEM 10: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF BLUE RIDGE ESTATES, PHASE I

Jason Spencer, Crafton Tull, presented the Final Plat of Blue Ridge Estates, Phase 1. This plat was approved by the City Council in 2016, however, was not filed of record with the County in the 2- year time period. Therefore, the plat needs to be re-approved to follow Ordinance guidelines.

The plat presented shows the road and lots as previously approved but minor adjustments in addressing, measurement rounding errors, and wording have been made. Comments on private drainage easement on 2 lots has been reviewed and the drainage easement has been removed.

David Box, Crafton Tull, feels the record should show a new plat because the previous Plat was null and void because not filed of record with the 2- year time period.

After discussion, Gordon Harness made the motion to approve the Amended Final Plat of Blue Ridge, Phase I as submitted. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Yes
Wright	Yes

Motion carried

ITEM 11: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF WYNDEMERE DUPLEXES – continued

Jason Spencer, Crafton Tull, has requested this item be continued to the next regularly scheduled meeting.

Gordon Harness made the motion to continue the Final Plat of Wyndemere Duplexes to the next regularly scheduled meeting in August. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Yes
Wright	Yes

Motion carried

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

Continued

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

None

ITEM 14: NEW BUSINESS

Community Development, Todd Kennemer, discussed with the commissioners a previous submitted Plat on Eagle Lakes Estates Phase 3. This Plat was submitted in 2017 to Planning Commission and City Council and was denied by both. The Plat consisted of 4 lots to the North. Planning Commission and City Council feel the lots are not buildable and therefore denied.

The Applicant has re-submitted and wanted a review. Before accepting as an Agenda item, Mr. Kennemer wanted to discuss with the Planning Commission.

After discussion, lots are still deemed as not usable lots to build.

ITEM 14: OLD BUSINESS

None

ITEM 15: ADJOURNMENT

Karl Evans made the motion to adjourn the meeting at 8:35 p.m. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Yes
Wright	Yes

Motion carried.