

**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 September 24, 2018. The meeting was called to order at 7:05 p.m. by Chairman Gordon Harness.

Roll Call:

Chairman:	Gordon Harness	Present
Vice-Chairman:	Karl Evans	Present
Commissioner:	Dennis Sanders	Absent – arrived 7:25
Commissioner:	Jared Bennett	Present
Commissioner:	Will Wright	Present

Others: Todd Kennemer

ITEM 2: CONSIDER APPROVAL OF AGENDA

Jared Bennett made the motion to approve the September 24, 2018, Agenda. Will Wright seconded the motion.

Board Polled:

Harness	Yes
Sanders	Absent
Evans	Yes
Bennett	Yes
Wright	Yes

Motion carried

**ITEM 3: CONSIDER APPROVAL OF MINUTES
August 27, 2018, Regular Meeting**

Will Wright made the motion to approve the minutes of the August 27, 2018, Regular meeting. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Sanders	Absent
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's decisions of the Planning Commission recommendations from the August 27, 2018, Regular Meeting.

Planning Commission had denied the rezoning application for Marcia Erwin, but City Council approved the rezoning. It was suggested that applicant get with surrounding property owners to come up with a common easement for Dunning Drive.

Osborn/Native Exploration UPOR was withdrawn.

City Council approved the E-2 rezoning application for Smith, Gladney, and Stair as well as the PUD rezoning for the Chenault property.

Planning Commission had denied the PUD rezoning for Fox Hollow Duplexes. City Council tabled the application to their next regularly schedule meeting.

The two well sites on the same pad location for Griffith/EOG Resources were approved (Mig and Phantom well sites). Gordon Harness commented that the access road needed to be moved farther to the East. There was no exact location determined; however the road needs to be moved as close to the pond as possible.

ITEM 5: CONTINUANCE REQUESTS

None.

ITEM 6: CITIZENS COMMENTS

None

ITEM 7: LOT SPLIT/DEED APPROVALS Discussion and/or action
Dawn Ellison – S. Penn TK approved 8-29-18
Jack & Londa Deitrick – Dickerson TK approved
Janis & Ronny Forbes – 917 N. Country Club TK approved
Jim Gurley/Delilah Stalsworth – Newcastle Acres TK
approved

ITEM 8: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM E-3 (RESIDENTIAL ESTATES DISTRICT) TO C-C-2 (COMMUNITY COMMERCIAL DISTRICT) FOR JAMES & CAROLYN MITCHELL LOCATED IN A PART OF THE SE/4 NE/4 OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 4337 S. PENNSYLVANIA, NEWCASTLE, OKLAHOMA (R2018-011)

This property is located at the corner of Highway 9 and Penn. This Application covers the property to the North (4337 S. Penn) which adjoins the South property (4389 S. Penn) which is already zoned C-C-2. The North property is occupied by a vacant single family structure.

Public Comment:

Laura Hawkins, 4333 S. Penn owns property to the North and adjacent to the proposed rezoning. She owns a single family residence on $\frac{3}{4}$ acres. She would like to know the plans for the property. She feels her property value will decrease with the added commercial zoning. She is not in favor of the rezoning.

Applicant Carolyn Mitchell commented that the house will stay with residential rental tenants. They would like the commercial zoning to construct an employee parking lot in the far Southwest corner. Gordon commented that with the continued residential use for the house, the requirements for commercial fencing could be avoided. However, if the use of the property is commercial, site proof fencing would be required.

Ms. Mitchell stated that the business use is carpet cleaning and water restoration business.

Karl Evans made the motion to recommend approval of the C-C-2 zoning for James and Carolyn Mitchell. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes

Bennett	Yes
Wright	No

Motion carried

ITEM 9: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR ROB HOLMAN FOR THE USE OF A DOG KENNEL LOCATED IN THE NW/4 OF THE SE/4 OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 4 WEST, MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION 2221 NE 4TH STREET, NEWCASTLE, OKLAHOMA (UPOR2018-010)-continued

Rob Holman, Applicant, presented his Application for a Use Permitted on Review for a dog kennel located at 2221 NE 4th Street. The proposed location is 10 acres. A re-drafted site plan was included in the Planning Commission packet for review. Mr. Holman also presented a list of surrounding property owners within 1,000 feet that are not opposed to the dog kennel.

The proposed location is 1,400 ft. from a property owner that had comments at the last meeting.

The building is 30 x 40 with a total of 12 runs that are 8 ft. in length. The outside stockade fenced area is 60 x 75. The kennel facility is 110 ft. from the South property line and 400 ft. from the West property line. 6 parking spaces need to be included in plan. Applicant has agreed to limit the number of dogs to 12.

There was no public comment.

Karl Evans made the motion to recommend approval of the Use Permitted on Review for a dog kennel for Rob Holman subject to a limit of 12 animals and also considering the signed document from surrounding property owners of 1,000 ft. who had no opposition. Jared Bennet seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Bennett	Yes
Wright	Yes

Motion carried

**ITEM 10: DISCUSSION AND POSSIBLE ACTION ON THE FINAL
PLAT OF WYNDEMERE DUPLEXES – continued**

Brad Reid, Crafton Tull, presented the Final Plat of Wyndemere Duplexes.

After discussion at the last Planning Commission, the North common area was taken out and added back on the bottom of the plat. Lot 23 was also widened. Brad also presented an example of the access requirements from Oklahoma City for the Commission to review. With these changes Wyndemere Phase II and III may need to be reviewed again by Planning Commission and City Council.

The Plat proposes using a median to eliminate the second entrance.

After discussion, Commission would like City Engineer, Kenny Sullivan, to review because of the revisions of the common area. There are also concerns that the entrance shows a boulevard instead of a double entrance.

After further discussion, and with Applicant's consent, the Final Plat of Wyndemere Duplexes will be continued to the next regular Planning Commission meeting in October so that City Engineer, Kenny Sullivan, can review and report on the drainage and the median/entrance can be reviewed.

**ITEM 11: DISCUSSION AND POSSIBLE ACTION ON FAÇADE
REQUIREMENTS – continued**

Continue

**ITEM 12: DISCUSSION AND POSSIBLE ACTION ON SETTING DATE FOR
NEXT SPECIAL MEETING**

None

ITEM 13: NEW BUSINESS

Jared Bennett asked about how the City was handling medical marijuana questions regarding zoning. At this time, the City Attorney is working on an ordinance.

ITEM 14: OLD BUSINESS

None

ITEM 15: ADJOURNMENT

Gordon Harness made the motion to adjourn the meeting at 8:15 p.m. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Wright	Yes
Bennett	Yes

Motion carried