

**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 November 20, 2017. 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
Commissioner:	Jared Bennett	Present

Others: Todd Kennemer

ITEM 2: CONSIDER APPROVAL OF AGENDA

Karl Evans made the motion to approve the Agenda of November 20, 2017. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried

**ITEM 3: CONSIDER APPROVAL OF MINUTES
October 30, 2017, Regular Meeting**

Dennis Sanders made the motion to approve the minutes of the October 30, 2017, Regular Meeting. Jared Bennett 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

The City Council minutes were not available at this time. The Planning Commission sent recommendations to approve the Preliminary Plat of Fox Hollow subject to. The stub street in the NE corner to the East location was confirmed at Lot 18. Applicant owns a strip of land going North from the E corner of the subject property to Fox Lane. Applicant will grant the City an easement; however, a significant bridge would be required to cross the area. Applicant will also discuss with neighboring property owner to the East. City Council approved the Preliminary Plat of Fox Hollow.

The Plat of Delta Crossing was on the City Council Agenda. It was determined that applicant, Rick Peters, just needed clarification of items previously discussed for updates to his plat.

ITEM 5: CONTINUANCE REQUESTS

At Applicants request, Items 12, 13, and 14 will be continued to the January, 2018, Planning Commission Meeting.

ITEM 6: CITIZENS COMMENTS

None

ITEM 7: LOT SPLIT/DEED APPROVALS-Discussion and/or possible action
Jerry Schmidt – pending
Steve Garner/F & F/Chris Levinge – pending
Steve Garner/Chris Levinge – pending

ITEM 8: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM A(AGRICULTURE) TO E-1 (SUBURBAN ESTATE RESIDENTIAL DISTRICT) FOR MASON AND KRISTIE DUNN LOCATED IN SECTION 5, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 3434 SE 32ND STREET, NEWCASTLE, OKLAHOMA (R2017-013)

Applicant, Kristie Dunn, was in attendance. The Dunn's purchased a 2.83 acre non-conforming Ag lot. This rezoning is to bring the tract size into compliance with the E-1 Zoning District instead of leaving the Ag zoning.

Todd Kennemer, Community Development, presented a Staff Report on the proposed Rezoning Application. Mr. Kennemer recommends approval of this Application.

Neighbor, Eve Kammerlocher, asked is there would be any hindrance having E-1 Zoning next to her property.

After discussion, Dennis Sanders made the motion to recommend approval for Kristie and Mason Dunn to E-1 Zoning. Jared Bennett seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried

ITEM 9: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM PUD (PLANNED UNIT DEVELOPMENT ORD. #534) AND A (AGRICULTURE) TO E-3 (RESIDENTIAL ESTATE DISTRICT) FOR JAMES AND LINDA KILBY/REMINGTON DEVELOPMENT, LLC PROPOSED BUYER LOCATED IN THE N/2 SE/4 NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: SOUTH OF SE 32ND AND PENNSYLVANIA, NEWCASTLE, OKLAHOMA (R2017-014)

Kindle Dillon, Crafton Tull, presented the Application along with Daniel Remington. This rezoning consists of a 20 acre tract with the front 10 acres being zoned Ag and the back 10 acres is currently part of PUD 534.

Applicant is proposing E-3 zoning for the 20 acre tract. The Plat of Chisolm Trail references this 20 acre tract. (see next Agenda item).

Todd Kennemer, Community Development, presented a Staff Report on the proposed Rezoning Application. Mr. Kennemer recommends approval of this Application to residential.

Because a portion of this property is to be removed from the Remington Ridge PUD 534, Ordinance 534 may need to be amended. The current PUD allows for ½ tracts.

After further discussion, Gordon Harness made the motion to recommend approval of the zoning Application from Ag and PUD 534 to E-3 with the condition that the Application to amend the PUD adopted by Ordinance 534 be made and notice given, and PUD 534 be

corrected to remove this property from legal description. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried

ITEM 10: DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT OF CHISOLM TRAIL

Kindle Dillon, Crafton Tull, presented the Application along with Daniel Remington.

Todd Kennemer, Community Development, presented a Staff report regarding this Preliminary Plat along with the Preliminary Plat of Arrowhead that abuts the development.

The development proposes 22 lots with E-3 zoning. Minimum lot sizes are 27,000 sq. ft. The detention is split between Chisolm Trail and the neighboring plat of Arrowhead (see Item 11). There are 3 detention areas of A, B, and C.

Gordon discussed using a cross access agreement between the 2 plats for drainage rights.

Todd Kennemer also discussed the need for an additional access or stub street. Suggested possibility could be to shift Lot 11, Block 2 to the West to get an easement for a stub street for future use. It was also suggested to stub the street to the West at the end of the cul-de-sac.

After further discussion, Gordon Harness made the motion to recommend approval of the Preliminary Plat of Chisolm Trail subject to the resolution of the Area C drainage basin ownership and drainage rights to the adjoining property, and subject to the Chisolm Trail Street Exhibit as provided to the West. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried

ITEM 11: DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT OF ARROWHEAD

Kindle Dillon, Crafton Tull, presented the Application along with Daniel Remington.

This Preliminary Plat proposes 12 lots and conforms to the E-3 zoning with a minimum 27,000 sq. ft. lots.

Todd Kennemer, Community Development, presented a Staff Report. This property is directly South of the above mentioned Plat of Chisolm Trail. Mr. Kennemer suggested that the water lines at the end of the cul-de-sac need to be a full loop. He also had questions about the detention area at the NE corner and the split of this between the developments of Chisolm Trail and Arrowhead.

After further discussion, Gordon Harness made the motion to recommend approval of the Preliminary Plat of Arrowhead subject to a proper cross drainage easement or ownership clarification as to the drainage A noting that this may be appropriate to include in the Arrowhead Subdivision. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried

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

At Applicant's request, this Item will be continued to the January, 2018, Planning Commission meeting.

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

At Applicant's request, this Item will be continued to the January, 2018, Planning Commission meeting.

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

At Applicant's request, this Item will be continued to the January, 2018, Planning Commission meeting.

ITEM 15: DISCUSSION AND POSSIBLE ACTION ON PROPOSED ADDRESSING ORDINANCE CHANGE – continued

Continue

ITEM 16: DISCUSSION ON FAÇADE REQUIREMENT – continued

Continue

ITEM 17: DISCUSSION AND POSSIBLE ACTION OF SETTING MEETING DATES FOR 2018

- Monday, January 29, 2018
- Monday, February 26, 2018
- Monday, March 26, 2018
- Monday, April 30, 2018
- Monday, May 21, 2018
- Monday, June 25, 2018
- Monday, July 30, 2018
- Monday, August 27, 2018
- Monday, September 24, 2018
- Monday, October 29, 2018
- Monday, November 19, 2018
- Monday, December 17, 2018

Jared Bennett made the motion to recommend approval of the above meeting dates for 2018. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried

ITEM 18: DISCUSSION AND POSSIBLE ACTION ON SETTING DATE FOR NEXT SPECIAL MEETING

ITEM 19: NEW BUSINESS

None

ITEM 20: OLD BUSINESS

None

ITEM 21: ADJOURNMENT

Dennis Sanders made the motion to adjourn the meeting at 8:50 p.m. Jared Bennett seconded the motion.

Board Polled:

Harness	Yes
Sanders	Yes
Evans	Yes
Brooks	Absent
Bennett	Yes

Motion carried