

Planning Commission Meeting August 25, 2008

M I N U T E S
P L A N N I N G & Z O N I N G C O M M I S S I O N

ITEM 1: CALL TO ORDER / ROLL CALL

The August 25, 2008, regularly scheduled monthly meeting of the Newcastle Planning & Zoning Commission was called to order at 7:10 p.m. by Chairman Gordon Harness.

Roll Call:

Chairman:	Gordon Harness	Present
Commissioner:	Micheal Littlejohn	Present
Commissioner:	Nathan Ryker	Present
Commissioner:	Tony Speck	Present
Commissioner:	Dennis Sanders	Absent

ITEM 2: CONSIDER APPROVAL OF AGENDA

Tony Speck made the motion to approve the Agenda. Nathan Ryker seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Absent

Motion carried

ITEM 3: CONSIDER APPROVAL OF MINUTES

Tony Speck made the motion to approve the Minutes of July 28, 2008. Mike Littlejohn seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Absent

Motion carried

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

City Council approved rezoning for Harry and Nadine Phillips. They also approved the preliminary Plat of Bradford Place, Section 5. Approved Ordinance 629 which replaced Ordinance 626 which had the incorrect zoning. This Ordinance involved a previous rezoning for the Stotlers.

ITEM 5: CONTINUANCE REQUESTS

None

ITEM 6: CITIZENS COMMENTS.

None

ITEM 7: LOT SPLIT/DEED APPROVAL. Discussion and/or action.
James Mark Moses – Community Development approved
Harry & Nadine Phillips – Community Development approved

Both Lots Splits were the result of previous rezonings that had been approved.

ITEM 8: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM A (AGRICULTURE) TO E-2 (URBAN ESTATE RESIDENTIAL DISTRICT) FOR REGINALD AND MARY PETTY, LISA R. PETTY, AND GERALD AND WENDY PETTY LOCATED IN THE S/2 SW/4 OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 3815 NW 24th, 3729 NW 24th, AND 2429 ROCKY ROAD, NEWCASTLE, OKLAHOMA. (Case #R2008-014)

Jerry and Mary Petty presented the application. This rezoning will facilitate what already exists, but changes the arrangement of the lots.

After discussion, Gordon Harness made the motion to recommend approval of the rezoning for the Petty property from A to E-2. Tony Speck seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Absent

Motion carried

ITEM 9: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF PETTY ACRES

After discussion, Gordon Harness made the motion to recommend approval of the Final Plat of Petty Acres subject to the following corrections:

1. Language in Basis of Bearing needs to be corrected.
2. Regarding easement language, spell out Public U/E
3. Private Street Notice – should read dedicated to the public
4. Lots 1 and 2 do not face Rocky Road. Language needs to be changed to read that Lots 3 and 4 fronting on Rocky Road will pay their proportionate share of road maintenance. Need to have a Maintenance Agreement.
5. Legal description on the old easement is wrong. Needs correction.

Tony Speck seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Absent

ITEM 10: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM C-C-2 (COMMUNITY COMMERCIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) FOR ROBIN RICHARDSON, MD&S MANAGEMENT, LLC, /LARRY CHAMBERS (PURCHASE CONTRACT) LOCATED IN THE S/2 S/2 SW/4 NW/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 22 NE 9TH AND THE EAST 139 FEET OF 808 N. MAIN. (Case No. R2008-013)

Holly Chambers presented the application. The PUD is designed for 16 individual senior living, 2 bedroom, 1 bath, apartments. (See special development regulations in PUD)

2.0 Legal Description of the PUD needs to read: See Attached Exhibits A & B

5.0 Slope Analysis needs more information on how the property drains because of the

already existing problems at the end of 9th Street.

Site Plan square footage amounts on landscaping parking, and building needs clarification.

Gordon Harness discussed that instead of the East side using a 5 ft. setback from property line fence, maybe use 8 ft. setback to allow more room for maintenance items.

Need a legal document with Scotts (MD&S) on cross access.

After further discussion, Nathan Ryker made the motion to continue this item to the September meeting. Tony Speck seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Absent

ITEM 11: DISCUSSION AND POSSIBLE ACTION ON COMPREHENSIVE PLAN

Charlie Warnken, with OU Planning Department gave an update on the Comprehensive Plan.

They are leaving a copy of the draft for review at City Hall. They are still working on zoning map issues. They are looking at the next 60 days to complete the document. Mr. Warnken has proposed that around October 1 have a workshop with city staff, Planning Commission and City Council.

They have also proposed a potential no cost extension of the plan regarding a parks plan. This will also include water management plan and a broader urban design for the downtown and 10th and Main Street area to include more municipal facilities centered around a Police Department and Fire Department.

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

No Special Meeting scheduled at this time.

Chace will send Planning Commission members copy of the draft of the Overlay District that he has been working on.

Planning Commission Meeting August 25, 2008

ITEM 13: NEW BUSINESS

None

ITEM 14: OLD BUSINESS

None

ITEM 15: ADJOURNMENT

Tony Speck made the motion to adjourn the meeting at 7:55 p.m. Nathan Ryker seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Absent

Motion carried.