

**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 22, 2010. The meeting was called to order at 7:00 p.m. by Chairman Gordon Harness.

Roll Call:

Chairman:	Gordon Harness	Present
Vice-Chairman:	Micheal Littlejohn	Present
Commissioner:	Dennis Sanders	Present
Commissioner:	Karl Evans	Present
Commissioner	Tracy Shirley	Present

Others: Ian Crittenden

**ITEM 2: CONSIDER APPROVAL OF AGENDA**

Tracy Shirley made the motion to approve the Agenda as presented. Mike Littlejohn seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried

**ITEM 3: CONSIDER APPROVAL OF MINUTES  
October 25, 2010**

Karl Evans made the motion to approve the Minutes of the October 25, 2010, Regular Meeting. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes

Evans	Yes
Shirley	Yes

Motion carried.

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

The City Council approved the plat of Newcastle Memorial Gardens Phase I. City Council took no action on Sign Ordinance or mailbox placement.

**ITEM 5: CONTINUANCE REQUESTS**

None

**ITEM 6: CITIZENS COMMENTS.**

None

**ITEM 7: LOT SPLIT/DEED APPROVAL. Discussion and/or action.  
Mary Carper – pending rezoning**

**ITEM 8: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FOR MARY CARPER/CENTRAL PRODUCE FROM A (AGRICULTURE) TO E-1 (SUBURBAN ESTATE RESIDENTIAL DISTRICT) LOCATED IN A PART OF THE NW/4 NW/4 OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 4 WEST., I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY ADDRESS: 3802 N. COUNCIL ROAD (R#2010-006)**

Mary Carper owns 60 acres on Council and N. 40<sup>th</sup>. Ms. Carper wants to rezone the 2.3 acres with a house to E-1. The remaining property will stay Agriculture.

No citizens comments.

Dennis Sanders made the motion to recommend approval of the rezoning for Mary Carper/Central Produce from Agriculture to E-1. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried.

**ITEM 9: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FOR DEANNA LONGNECKER/LORI MASON (PROPOSED BUYER) FROM A (AGRICULTURE) TO E-2 (URBAN ESTATE RESIDENTIAL DISTRICT) LOCATED IN THE S/2 NW/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY ADDRESS: 2130 S. ROCKWELL (R#2010-008)**

Lori Mason is now the current owner of the property. The property abuts Timber Ridge and Rockwell. This property is not in the Silo Hills Addition. The 2 acre tract is a non-conforming Agricultural zoned property. Ms. Mason wants to rezone to E-2 so that the property can be split in the future into 2 one acre tracts. Roy Dunning, property owner to the West recommends approving this application.

Dennis Sanders made the motion to recommend approval of the rezoning for Lori Mason to E-2. Mike Littlejohn seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried.

**ITEM 10: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR MARKWELL PROPERTIES, LLC FOR THE USE OF PLACING AN ASPHALT BATCH PLANT LOCATED IN THE NW/4 OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY ADDRESS: SE CORNER OF NE 16<sup>TH</sup> AND PORTLAND (UPOR#2010-005)**

Damon Markwell, Markwell Properties, LLC, presented the application. The asphalt plant and offices will be accessed from Portland Avenue only. It is anticipated that the plant will run Monday thru Friday 7am – 5pm. There could be isolated instances of working a 24 hour day. Natural gas line is located on the West side of Portland. They have obtained a Minor Source Facility permit from DEQ. No sewer service in the area. The 10,000 square foot office will need septic. 15-20 employees in office along with same for the shop. These employees will move from their facility in Oklahoma City.

Tracy Shirley made the motion to recommend approval of the UPOR Permit for the use

of placing an asphalt batch plant. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried.

**ITEM 11: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FOR RANDALL P. HAWKINS AND BONNIE M. HAWKINS FROM I-R (RESTRICTED LIGHT MANUFACTURING AND WAREHOUSING DISTRICT) TO I-H-2 (HEAVY INDUSTRY DISTRICT) LOCATED IN THE SE/4 OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY ADDRESS: 5425 SE 40<sup>TH</sup> STREET (R#2010-007)**

Randall Hawkins, owner of property, presented the application for rezoning. The rezoning is for 4 acres located on the East side of Metheny between Randall Hawkins current building and Metheny.

There was no public comment.

Dennis Sanders made the motion to recommend approval of the rezoning for Randall P. Hawkins and Bonnie M. Hawkins to I-H-2. Tracy Shirley seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried.

**ITEM 12: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR RANDALL P. HAWKINS AND BONNIE M. HAWKINS FOR THE USE OF PLACING A CONCRETE BATCH PLANT LOCATED IN THE SE/4 OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M.,**

**MCCLAIN COUNTY, OKLAHOMA. PROPERTY ADDRESS 5425  
SE 40<sup>TH</sup> STREET (UPOR#2010-006)**

Mr. Hawkins also presented the application for UPOR for a concrete batch plant on the property described in Item 12 that was approved for rezoning to I-H-2. The President and General Manager of TFC Materials discussed that they have a lease agreement with Mr. Hawkins with the option to purchase the property. TFC currently operates two ready-mix facilities. He also said that TFC would actively seek to employ Newcastle residents at the new facility on SE 40<sup>th</sup> Street.

No citizen comment.

Dennis Sanders made the motion to recommend approval of the UPOR for Randall and Bonnie Hawkins for a concrete batch plant. Mike Littlejohn seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried.

**ITEM 13: DISCUSSION AND POSSIBLE ACTION ON HIGHWAY 62  
DEVELOPMENT DISTRICT, SEGMENT C. BEGINNING AT  
SOUTH 16<sup>TH</sup> STREET AND EXTENDING SOUTH ALONG  
HIGHWAY 62 TO HIGHWAY 9 WITH EAST AND WEST  
BOUNDARIES EXTENDING 660 FEET FROM THE HIGHWAY 62  
RIGHT-OF-WAY**

City Planner, Ian Crittenden, presented draft Ordinance of the Highway 62 Overlay District for Segment C which is the South end of Highway 62.

Bob Reeds, resident, wanted more clarification on the details of this Ordinance. Gordon Harness explained that these overlay ordinances are an attempt to upgrade commercial and industrial tracts on the major highways.

Resident at 3400 S. Main had concerns if this Overlay would affect her residentially zoned property.

Resident, Ron Moore, 2400 S. Main, is concerned how lighting on commercial buildings may impact residences. Ian Crittenden will check and bring information on lighting back to the next regularly scheduled meeting in December.

Continue to next meeting.

**ITEM 14: DISCUSSION AND POSSIBLE ACTION ON COMPREHENSIVE PLAN-continued**

Charles Warnken, Oklahoma University, presented the continuation of the process that was started in 2008 to update the Comprehensive Plan.

Ian Crittenden has electronic copy of the document. Ian will e-mail maps to Planning Commission members. Members need to review for next meeting. Send any comments to Ian.

Continue to the December regularly scheduled meeting.

**ITEM 15: DISCUSSION AND POSSIBLE ACTION ON MAILBOX PLACEMENT - continued**

Gordon Harness presented notes regarding mailbox placement (see attached). The City Council reinforced the questions the Planning Commission had raised.

City Council was in agreement with the Planning Commission to eliminate mailboxes off the major highways.

City Planner, Ian Crittenden, will work on and bring back to December meeting.

**ITEM 16: DISCUSSION AND POSSIBLE ACTION ON 2011 MEETING DATES**

2011 Meeting Dates:

Monday, January 31, 2011  
Monday, February 28, 2011  
Monday, March 28, 2011  
Monday, April 25, 2011  
Monday, May 23, 2011  
Monday, June 27, 2011  
Monday, July 25, 2011  
Monday, August 29, 2011  
Monday, September 26, 2011  
Monday, October 24, 2011  
Monday, November 21, 2011  
Monday, December 19, 2011

Gordon Harness made the motion to approve the above listed meeting dates for 2011. Mike Littlejohn seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried.

**ITEM 17: DISCUSSION AND POSSIBLE ACTION ON SETTING MEETING FOR NEXT SPECIAL MEETING**

None at this time.

**ITEM 18: NEW BUSINESS**

None

**ITEM 19: OLD BUSINESS**

None

**ITEM 20: ADJOURNMENT**

Karl Evans made the motion to adjourn the meeting at 8:43 p.m. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried.