

**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 27, 2010. The meeting was called to order at 7:05 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	Absent – arrived at 7:10 p.m.

ITEM 2: CONSIDER APPROVAL OF AGENDA

Karl Evans 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	Absent

Motion carried

**ITEM 3: CONSIDER APPROVAL OF MINUTES
August 30, 2010**

Mike Littlejohn made the motion to approve the Minutes of the August 30, 2010, Regular Meeting. Dennis Sanders seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Absent

Motion carried.

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

Tracy Shirley arrived at 7:10 p.m.

City Council approved the Final Plat of Suburban Estates, Section 2, subject to the provisions for drainage by a waterway easement discussed by the Planning Commission, along with issued raised by the City Council regarding cul-de-sacs at the South end of the roadways on Section 2. City Council asked that easements be separately written and also paved.

ITEM 5: CONTINUANCE REQUESTS

None

ITEM 6: CITIZENS COMMENTS.

None

**ITEM 7: LOT SPLIT/DEED APPROVAL. Discussion and/or action.
Wayne Hammett – Gordon Harness approved**

ITEM 8: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM I-R (RESTRICTED LIGHT MANUFACTURING AND WAREHOUSING DISTRICT) TO I-H-2 (HEAVY INDUSTRY DISTRICT) FOR LOYAL AND LINDA REICH 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 16TH AND PORTLAND, R#2010-005 – continued

Damon Markwell, Markwell Paving, presented the application. Markwell Paving is purchasing this property from Loyal and Linda Reich.

Application states that use will be offices and warehouse for construction company on 21 acres. The property is located 879 feet South of the corner of NE 16th Street. Depth of the property is 1,000 ft. Access to property would only be Portland Avenue. Gordon Harness discussed with Mr. Markwell the heavy use of I-H-2 that has been requested for the office and warehouse construction company. Mr. Markwell stated that their future plans are to construct either a ready mix concrete batch plant or a hot mix asphalt plant. The requested I-H-2 would accommodate these uses. The applicant understands that a UPOR will be needed for either of the uses described.

Gordon Harness asked that intended use be amended to support the I-H-2 Zoning. Mr. Markwell made an oral amendment to the application to include a possible future use as a ready mix concrete batch or asphalt plant which will require a Use Permitted on Review Application prior to granting.

Upon applicant's oral application to amend to include proposed uses to the property of office and warehouses for construction company and possible future use as a concrete or asphalt batch plant, which will require UPOR approval, is needed, Gordon Harness made the motion to accept the modification of the application and recommend approval of the zoning to I-H-2 for Loyal and Linda Reich. Tracy Shirley seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried.

ITEM 9: DISCUSSION ON AMENDMENTS TO SIGN ORDINANCE-continued

Planning Commissioners will review and discuss at next meeting. Continue to next meeting.

ITEM 10: DISCUSSION AND POSSIBLE ACTION ON COMPREHENSIVE PLAN-continued

City Planner, Ian Crittenden, is still waiting to meet with Charlie Warniken, Oklahoma University.

Continue to next meeting.

ITEM 11: DISCUSSION ON HIGHWAY 62 DEVELOPMENT DISTRICT SEGMENT C (S 16TH STREET AND EXTENDING SOUTH ALONG HIGHWAY 62 TO HIGHWAY 9)

Gordon discussed that the this area should be consistent with the North Highway 62 Ordinance that is already in place. Ian will work up Ordinance for review for next regular meeting. Ian will also check with City Attorney, Ted Hazel for property owner list for public notice.

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

None at this time.

ITEM 13: NEW BUSINESS

None

ITEM 14: OLD BUSINESS

None

ITEM 15: ADJOURNMENT

Gordon Harness made the motion to adjourn the meeting at 7:45 p.m. Karl Evans seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Sanders	Yes
Evans	Yes
Shirley	Yes

Motion carried.