

MINUTES
PLANNING & ZONING COMMISSION

ITEM 1: CALL TO ORDER / ROLL CALL

The regularly scheduled meeting of January 26, 2009, of the Newcastle Planning and Zoning Commission was held on February 2, 2009. The regular meeting was postponed because of weather. The meeting was called to order at 7:00 p.m. by Mike Littlejohn.

Roll Call:

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

ITEM 2: CONSIDER APPROVAL OF AGENDA

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

Board Polled:

Harness	Absent
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Yes

Motion carried

ITEM 3: CONSIDER APPROVAL OF MINUTES
December 15, 2008

Tony Speck made the motion to approve the Minutes of December 15, 2008. Nathan Ryker seconded the motion.

Board Polled:

Harness	Absent
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Yes

Motion carried.

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

City Council approved amended PUD of Bradford Place, Section 4, along with the revised Final Plat of Remington Industrial Park.

ITEM 5: CONTINUANCE REQUESTS

None

ITEM 6: CITIZENS COMMENTS.

None

ITEM 7: LOT SPLIT/DEED APPROVAL. Discussion and/or action.

None

ITEM 8: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF EAGLE LAKES ESATES SECTION 2, PHASE 2 – continued

The Scott's along with Sam Murfin and Engineer, Robert Hendrick, were in attendance. Kenny Sullivan is still reviewing Improvement Plans. Mr. Sullivan also asked for a copy of the Final Plat.

Nathan Ryker made the motion to continue this item to the next regularly scheduled meeting. Tony Speck seconded the motion.

Board Polled:

Harness	Absent
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Yes

Motion carried.

ITEM 9: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR A SPECIAL PERMIT FOR THE USE OF PLACING A PUBLIC CEMETERY LOCATED IN THE SE/4 SE/4 SE/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY OWNER: NEWCASTLE PUBLIC WORKS

**AUTHORITY. PROPERTY LOCATION: 301 SW 24TH STREET,
NEWCASTLE, OKLAHOMA. (Case No. UPOR2008-003)**

Chase Cottrell presented a draft of a site plan. There was no public comment.

Nathan Ryker made the motion to recommend approval of the UPOR application for a Special Permit for the use of placing a public cemetery at 301 SW 24th Street. Tony Speck seconded the motion.

Board Polled:

Harness	Absent
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Yes

Motion carried.

**ITEM 10: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR
USE PERMITTED ON REVIEW FOR A SPECIAL PERMIT TO
DRILL FOR CARL E. GUNGOLL EXPLORATION, INC.
LOCATED IN THE SW/4 NE/4 OF SECTION 8, TOWNSHIP 8
NORTH, RANGE 3 WEST, I.M., MCCLAIN COUNTY,
OKLAHOMA. PROPERTY OWNER: JIMMY R. B. JONES.
PROPERTY LOCATION: 3645 SE 44TH STREET, NEWCASTLE,
OKLAHOMA. (Case No. UPOR2009-001)**

Dan Wilson, Operations Manager for Gungoll Exploration, presented the application. If approved, drilling will take place between now and June 12, 2009. It will take 30-35 days to drill. Anticipated depth of well will be 12,500 feet. Waste material to be hauled off of site. There is an existing road off of Highway 9. The first 500 feet of the road is owned by Mr. Gasso, remaining road and location owned by Jimmy Jones. If approved, proper documentation from Highway Department for driveway off of Highway 9 will be obtained. Gate or cattle guard will be 50-60 feet off of roadway so trucks will turn in and be off of road going into property. The road entrance will enter from the East and exit to the West because of Highway 9. A Surface Damage Agreement will be entered into with Mr. Gasso.

Mr. Wilson stated that the application needs to be corrected to move the well site 116 feet North and 28 feet East as originally indicated on site plan. The new location moves the site to the NE corner that abuts a hill. The nearest residence is about 320 feet to the North if new location is approved. Code of Ordinance states site needs to be 300 feet from nearest residence.

Planning Commission Meeting 1-26-09 held on 2-2-09

No citizen comment.

Nathan Ryker made the motion to recommend approval of the UPOR for Jimmy Jones subject to the following:

1. Amended site plan submitted showing new site and location of nearest residence
2. Copy of the Surface Damage Agreement or Affidavit from Mr. Gasso regarding Roadway

Tony Speck seconded the motion.

Board Polled:

Harness	Absent
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Yes

Motion carried.

ITEM 11: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FOR A (AGRICULTURE) TO I-H-2 (HEAVY INDUSTRY DISTRICT) FOR KURT WULLICH LOCATED IN SECTION 3, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: SE 40TH STREET, NEWCASTLE, OKLAHOMA. (Case No. R2009-001)

Kurt Wullich, property owner, presented application. Mr. Wullich has a prospective buyer for the 20 acres. Possibility of a concrete or asphalt plant. Prospective buyer, True Land, is aware of a UPOR Application for Special Permit, depending on use.

No citizen comment.

Nathan Ryker made the motion to recommend approval of the rezoning for Kurt Wullich to I-H-2. Dennis Sanders seconded the motion.

Board Polled:

Harness	Absent
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Yes

Motion carried.

ITEM 12: DISCUSSION AND POSSIBLE ACTION ON AMENDED FINAL PLAT OF BRADFORD PLACE, SECTION IV

Karl Olterman, with LL Development presented the Amended Final Plat for Bradford Place, Section IV. This amended final splits the development into 2 phases. (Amended PUD was approved by City Council January 12, 2009 which noted that retaining wall and sod to be in place before final plat is approved.

After lengthy discussion, Tony Speck made the motion to recommend approval of the Amended Final Plat for Bradford Place, Section IV, subject to:

1. Retaining wall to be built in sections consecutively, with no gaps, when floor slab is constructed. Wall will be extended 1 lot past the last section built of the development phase
2. Check in previous minutes and notes on retaining wall height agreement.
3. Turn around included that is adequate for emergency vehicles
4. Sod to be planted

Board Polled:

Harness	Absent
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Yes

Motion carried.

ITEM 13: DISCUSSION AND POSSIBLE ACTION ON COMPREHENSIVE PLAN

The Plan is finished. Chase will be receiving copy this week. He will forward copy to members for review..

ITEM 14: DISCUSSION AND POSSIBLE ACTION ON SETTING MEETING FOR NEXT SPECIAL MEETING

No special meeting scheduled at this time.

ITEM 15: NEW BUSINESS

None

ITEM 16: OLD BUSINESS

Planning Commission Meeting 1-26-09 held on 2-2-09

None

ITEM 17: ADJOURNMENT

Tony Speck made the motion to adjourn the meeting at 8:20 p.m. Dennis Sanders seconded the motion.

Board Polled:

Harness	Absent
Littlejohn	Yes
Ryker	Yes
Speck	Yes
Sanders	Yes

Motion carried.