

**MINUTES
PLANNING & ZONING COMMISSION**

ITEM 1: CALL TO ORDER / ROLL CALL/SWEARING IN OF KARL EVANS

The regularly scheduled meeting of the Newcastle Planning and Zoning Commission was held on September 28, 2009. 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:	Nathan Ryker	Present
Commissioner:	Dennis Sanders	Absent
Commissioner:	Karl Evans	Absent

ITEM 2: CONSIDER APPROVAL OF AGENDA

Nathan Ryker made the motion to approve the Agenda as presented. Mike Littlejohn seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Sanders	Absent
Evans	Absent

Motion carried

ITEM 3: CONSIDER APPROVAL OF MINUTES

August 31, 2009 – no quorum
July 27, 2009

Nathan Ryker made the motion to approve the Minutes of July 27, 2009. Mike Littlejohn seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Sanders	Absent
Evans	Absent

Motion carried.

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

See City Council minutes.

ITEM 5: CONTINUANCE REQUESTS

None

ITEM 6: CITIZENS COMMENTS.

None

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

Gaylon Richey application for Lot Split/Deed approval to be signed by Gordon Harness.

ITEM 8: DISCUSSION AND POSSIBLE ACTION ON COMPREHENSIVE PLAN-continued

OU is still working on the Comprehensive Plan. Continue to next meeting.

ITEM 9: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM E-1 (SUBURBAN ESTATE RESIDENTIAL DISTRICT) TO C-C-2 (COMMUNITY COMMERCIAL DISTRICT) FOR WILLIAM H. & RACHEL TOBY LOCATED IN THE NW/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 2300 NW 32ND STREET, NEWCASTLE, OKLAHOMA (Case No. R2009-004)

The Toby property is East of the sign shop and West of the upholstery shop on the South side of Highway 37. The property is commercially situated.

No public comment.

Nathan Ryker made the motion to recommend approval of the rezoning to C-C-2

Community Commercial District for William and Rachel Toby. Mike Littlejohn seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Sanders	Absent
Evans	Absent

Motion carried.

ITEM 10: A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR SOUTH CANADIAN LAND, LLC FOR THE USE TO DRILL AND PRODUCE AN OIL AND GAS WELL LOCATED IN THE N/2 OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA LYING NORTH OF STATE HIGHWAY 9 AND EAST OF STATE HIGHWAY 62. (Case No. UPOR2009-006)

Greg Melton, Unit Petroleum, presented the application for South Canadian Land.

They will use an existing entrance off of Highway 9. Commission discussed gate that needs to be set back off road.

Nathan Ryker made the motion to recommend approval of the UPOR Application for South Canadian Land to drill and produce an oil and gas well. Mike Littlejohn seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Sanders	Absent
Evans	Absent

Motion carried.

ITEM 11: DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF THE RIDGE, SECTION 1

Engineer, Kenny Sullivan, presented list of items to be addressed regarding the Final Plat of The Ridge, Section 1.

After discussion, Gordon Harness made the motion to recommend approval of the Final Plat of The Ridge, Section 1, allowing phase development, subject to the following items being completed:

1. West detention pond has not been completed.
2. None of the main channels have been constructed per the plans and need to be completed with drainage liners.
3. Need channel liner downstream of new culvert installed under Black Forest Ct.
4. Culvert under entrance needs shoulder on south side and concrete end treatment.
5. Need 20" steel casing under entrance exposed for inspection and verified for proper installation.
6. Meter boxes and valve boxes need to be installed and adjusted to grade.
7. Erosion control needs to be completed per the plans.
8. Double check the correct drainage easements, particularly on N. Quest Court meet the requirements of Kenny Sullivan per his check.

Nathan Ryker seconded the motion.

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Sanders	Absent
Evans	Absent

Motion carried.

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

None

ITEM 13: NEW BUSINESS

None

ITEM 14: OLD BUSINESS

City Attorney, Ted Haxel, is setting up meeting with Rocky Spot Rescue to make sure that Rocky Spot follows the Planning Commission recommendations. The Council did strike the 6 month review from the recommendations.

ITEM 15: ADJOURNMENT

Planning Commission Meeting 9-28-09

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

Board Polled:

Harness	Yes
Littlejohn	Yes
Ryker	Yes
Sanders	Absent
Evans	Absent

Motion carried.