

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **February 3, 2020** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: BRAD TRAXLER, DAVID PARKER, AND AIMEE DAUPHIN

MEMBERS ABSENT: RICHARD ROLISON AND FRED YAEGER

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, KAYLEY GORDON, BRIAN BALENSEIFEN, BIANCA VALENCIA, MATT MEARS, SEAN FAIRBAIRN, AND SGT. GRAHAM

OTHERS PRESENT: AUSTIN HUGHES, AARON MCLEROY, LESLIE WALKER, BECKY STUHLSTAZ, SHARON DAY, DALE DAY, SHARON MELLINGER, JACKI HINE, BEVERRLY RIGGS, STEPHEN EMERY, MELVIN ERNEST, DEBRA JONES, JIM HUFFINE, LILLIE MCDANIEL, GERALD SMITH, WALLACE M. PAT DIXON, VICKI ARNOLD, CHERYL ELKINS, DON ELKINS, MITCH MCCOY, MARY BOREN, MICHELE PRESLEY, BOB MCGUFFEY, RON WATT, RANDY V. DAVID COMBS, KIM COMBS, MICHAEL MCKEE, ANDREA MCKEE, PEGGY OBERFIELD, ELLAN BLACK, PHILIP BLACK, LYNDA TRAITT, MARK TRUITT, KIM MARTIN, EDDIE MCELROY, DEBBIE MCELROY, ASHLEY HICKMAN, KIP SMITH, BETTY SMITH, LINDSEY GARRETT, GREG RODEWALD, CKG BOWLS, JEANNEAN BIDDY, DANIEL BIDDY, JON BURKHART, EARL ABBOTT, JASON HAWKINS, GREG DENNIS, DAVID KOELSCH, DEBORAH WEDEL AND OTHERS WHO DID NOT SIGN IN.

CALL TO ORDER Traxler opened the meeting at 6:34 p.m.

ROLL CALL Marble called the roll and declared a quorum present

ORDER OF BUSINESS - Young explained pink sheets – staff report first, public hearing for public, staff will discuss and forward to council.

1. APPROVAL of minutes from January 6, 2020 meeting

Motion was made by Parker, seconded by Dauphin to approve minutes from January 6, 2020 meeting.

Motion carried as follows:

Aye: Traxler, Parker, and Dauphin

Nay: None

2. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of PC Petition 2020-01, request of Shadow Valley Development, LLC., for approval of to amend and expand an already approved Planned Development (PD-006) in the area bounded by N. Mustang Rd./SH-4, E. Tyler Dr., N. Sara Rd. & E. SH-37, including rezoning of existing A-1 parcels within Planned Development to R-1.

Applicant- Brad Reid with Crafton Tull talked about PUD moves forward from original approved PUD, changes included larger area 233 acres of single family R-1, Sect 9.1 6,000-7,2000-8,000 lot sizes, removed veneer and roof requirements to abide by City code, added 25ft landscape buffer and 6ft privacy fence – prior to construction and maintained by HOA. Conforms with 2020 Comprehensive Plan. Reid received email from a resident Debra Jones and wanted to answer her questions. Reid responded

with – Crystal will be constructed to standard and maintained by City, playground on common areas and walking trails, streetlights in common areas, privacy fence and buffer in PUD, drainage on Crystal will be addressed, well access – site not owned by development, run off in areas will be addressed and reviewed by City. Traxler stated this agenda item is regarding rezoning, not part of what is being discussed tonight. Dauphin asked Reid what type of fence, he replied the intent is wood privacy fence. Traxler asked for buffer description, Reid responded South buffer with walking trail, with open space, existing trees and grass. Parker stated plants won't be added, Reid replied that is correct, HOA will mow and maintain buffer. Dauphin asked if lot square footage went down. Reid stated the original was 6,000. Young explained to Dauphin that the front of packet is the request for current, back is what was approved in 2019. Reid stated they would abide by City Ordinance. Young stated City Code prevails if not specified. Dauphin asked for a timeline, Reid replied 10-15 years build out. Traxler asked about the home builders, Reid stated the builders are not set in stone PUD set requirements for builders. Young mentioned sewer is nearing capacity – 100 homes possible, plant will not be online for 3 years, this will slow build out. Dauphin asked about Water. Young stated connected to OKC, can buy from Newcastle and Blanchard, water will not be an issue.

Traxler opened Public Hearing at 6:58pm

Becky Stuhlsatz at 5718 Rolling Ridge representing group asked multiple questions regarding the development some of which were about traffic study, sewer and what type of system, electricity, water and fire coverage, storm sewers, drainage plan and who is responsible, HOA for Hollowbrook only? Does developer and Tuttle have to improve services prior to development, can City services handle fire and police, also stated does not comply with City Ordinance.

Jacki Hine at 305 Timbercreek – stated she's lived here 27 years and she's seen the growth, has a problem with density and would hate to see this type of house in community. Young asked if the developer/engineer would answer questions. Reid stated 8-10 pods, traffic study not done³ entry points sufficient, lift station per DEQ standards, water and sewer will be available to other residents, detention pond with City Codes being met, discussed PUD will meet City Code, discussed park plan, wants to master plan the area for cohesive neighborhood. Traxler explained special development. Reid stated would take this out, no intention to change. Parker asked what the plan is for lift station. Reid stated per DEQ requirements. Natural gas as back up power. Fairbairn stated signal lights controlled by ODOT, water supply updated as new developments come online.

Debra Jones at 819 Crystal shared her concerns and asked questions regarding lot dimensions, can they ask for variance, stated this is for economic gain. Traxler stated this PUD is special zoning. Young stated not going through sub regulations creating zoning ordinance for this parcel. Ability to meet special needs.

Mitch McCoy stated he's lived here 30 years. He asked how roads will be repaired should reconsider, too many questions not answered by developers.

Michael McKee at 802 Sweetgum stated he's lived here for 30 years on 5 acres. He asked about retaining ponds, all water drains through his yard, gas line on back of property, also concerned on drainage, too many homes. Fairbairn stated drainage report will be for each phase.

Don Elkins asked what the developers names are. Phil Hagen, Blake McDow are the developers who own phase 1 and 2, purchasing other phases.

Elkins requested the item be delayed need more discussion, also mentioned the audio in the building is not good and that the Planning Commission should open with prayer.

Eddie McElroy stated he's lived in Tuttle 45 years, says he's worried about density and affect on population will be significant, water run off needs to be considered, mentioned considering residential sprinklers.

David Koelsch at 1017 Softwind stated can't see where a 3-car garage and home can fit, where are larger lots? What is recourse if developer starts and go bankrupt and does not finish? Young stated City requires developer to put up a 3-year bond, streets, waterline etc. each phase has bond. Traxler stated 6,000 ft lots already exist in code. Hagen stated 60% of lots 60x100 or larger can have 3 car garages.

Greg Dennis at 5225 E. Tyler stated it's a desirable location, City choice of how it will look whether it's like Del City or Edmond, not sure 1500 sq. ft homes are the answer. 2500 sq. ft minimum? Would like to hear from City what are you going to do about this? Traxler stated 2020 plan was what was chosen in this area for density, land is there, developer meets requirements. Dennis asks why can't City make lot size standards – size higher? Young stated Code allows for R-1 with 6000 put in place in mid-1990's. Council would have to amend code. Koelsh asked could development be made to increase lot size on next phase.

Danny Williams at Rolling Ridge Estates asked Tim to read from website, homes with 2000 sq. ft., could the City deny this. Mayor McLeroy stated discrimination and it's illegal, property tax goes to the school or county not City. City gets Sales Tax. Williams asked if there's anything residents can do to change this. McLeroy stated that Choctaw was sued for several millions of dollars by a development, also mentioned he isn't happy about it either. Williams asked how many lots will be in phase 1 – Hagen stated 126 lots under contract with 3 different builders and that this is a rezoning issue tonight. McLeroy stated they are required concrete streets, change roofing, siding garage door requirements, and no vinyl siding. Hagen stated 88 lots in second phase. Hines asked why can't change size of lots. Young responded with can't change rules during/after application process. Hagen stated he's done 6 months of meetings with City, it's been give and take.

Mary Boren stated creek is flooding from Phase 1 has lived there 40 years. Hagen stated in they are in middle of construction, dam washed out, will modify pond and build permanent concrete structure and sod slopes, will clean up silt and sod creek area.

Dauphin asked what is the process after rezoning what will take place? Young replied establish right for owners, what can be done it is A-1 now, Rolling Ridge is R-1, draw up construction plans and preliminary plat and submit to City, submit bonds and fees go to P for approval of codes then goes to CC for approval, infrastructure built, then submit HOA, final plat approval and acceptance of approval, takes about 2 years to complete each phase. Dauphin stated worried about properties around and corrections to drainage before next phase. Young said yes other phases have been stopped to correct issues in the past. Young said City plan adopted in 2004 states intent is to be single family homes.

Traxler closes Public Hearing 9:14pm

Motion was made Parker, seconded by Dauphin to approve and amend PC 2020-01.

Motion carried as follows:

Aye: Traxler, Parker, and Dauphin

Nay: None

3. **DISCUSSION and related CONSIDERATION of PC Petition 2020-02 request of 3 Diamond Development, LLC., for approval of a new Planned Development to be in the 1300 Block of N. Mustang Rd/SH-4**

David Knowles with Crafton Tull presented 7 acres on Mustang Rd, zoned C-5 maintain C-5 put R-3 overlay to allow to build age restricted gated community, 100% brick back/sides 50% in front, single story, 60 units on 7 acres. Traxler asked what age is considered senior. Knowles said they need to add language to PUD, age 55 is considered Senior. Greg representing developer said land use restriction agreement document remain age restriction for 30 years. 62 and above designated. 40 years age restricted. Traxler asked why not put age restriction in PUD. Greg stated should have funding in May or June, \$10M development, it will be leased, 1-2 bedroom 810-1000 sq. ft.

Traxler Opened Pubic Hearing at 9:40pm

Audience member asked what is the difference between 55 or 62 years? Greg replied 62 limits children.

Jackie Hill Jr. stated he owns property East across SH-4, Crafton Tull asking for R-3 overlay and PUD, how do you know they will put single story once approved they could do multi-family if Sr. age is not specified. 3 Diamond has properties in Chicago, multi-story apartment complexes, Pollock properties rejected a few years ago, ask for restrictions, documents need to be revised and ask that you table this. Young contacted City attorney who stated as body cannot force, applicant can add 62. Knowles stated they do not want more than one story, would be agreeable to single story for R-3 and amend age language asking for lesser use than current zoning. C-5 would remain. Young stated can add clause to revert back in 1 year.

Betty Smith at 1300 N. Mustang Rd. said across from developer on SH-4 developer has done a great job, was 50 cottages in 2016, why was that design changed? Agreed with Jackie Hill to table until get info/amendments in writing. Need to update building standard. Traxler said he's like to see PUD revised and changes in writing at next meeting. Greg asked what changes exactly are needed so he can get it taken care of. Traxler stated age requirement, single story, revert to original zoning after 1 year. Young said approval contingency on 3 changes being made.

Traxler closed Public Hearing at 10:18pm

Motion was made Dauphin, seconded by Parker to approve as amended and include expiration clause, single story and Sr. age restrictions.

Motion carried as follows:

Aye: Traxler, Parker, and Dauphin

Nay: None

4. DISCUSSION and related CONSIDERATION of **PC Petition 2020-03**, request of Billy and Debbie Wilcher, to name a new private drive "Tall Pines Drive"

Mr. Wilcher presented request. Young stated the road can be named but City will not maintain.

Motion was made Parker, seconded by Dauphin to approve PC 2020-03 as requested.

Motion carried as follows:

Aye: Traxler, Parker, and Dauphin

Nay: None

5. DISCUSSION and related CONSIDERATION recommendation to amend Chapter 4 of the Tuttle Code of Ordinances and building and other Community Development fees.

Young stated updating fees, not crucial

Motion was made Dauphin, seconded by Parker to table Item 5 until March 2nd meeting.

Aye: Traxler, Parker, and Dauphin

Nay: None

6. DISCUSSION and related CONSIDERATION recommendation to amend the Tuttle Subdivision Regulations to include the City Council in the subdivision variance approval process

Young stated not in packet, go through process similar to rezoning, forward to City Council for approval of variance.

Motion was made Parker, seconded by Dauphin to approve the recommendation

Motion carried as follows:

Aye: Traxler, Parker, and Dauphin

Nay: None

ANNOUNCEMENTS

1. Next meeting Monday, March 2, 2020 at 6:30 pm
2. Board of Adjustment Training Thursday, February 6, 2020 at 6pm

NEW BUSINESS

ADJOURNMENT

Motion was made Dauphin, seconded by Parker to adjourn the meeting at 10:29 p.m.

Motion carried as follows:

Aye: Traxler, Parker, and Dauphin

Nay: None

Attest:

City Clerk

Chairman