

## Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **APRIL 1, 2019** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: FRED YAEGER, RICHARD ROLISON, DAVID PARKER AND BRAD TRAXLER

MEMBERS ABSENT: JEFF WOODYARD

STAFF PRESENT: TIM YOUNG, WENDY MARBLE AND SEAN FAIRBAIRN

OTHERS PRESENT: AARON MCLEROY, JOE DAUPHIN, LANCE HARPER, ANDY JACKSON AND OTHERS THAT DID NOT SIGN IN

**CALL TO ORDER** Rolison opened the meeting at 6:32 p.m.

**ROLL CALL** Marble called the roll and declared a quorum present

### **ORDER OF BUSINESS**

**Young introduced Brad Traxler, stating he has previously served on this board and the City Council. He welcomed him to the Planning Commission.**

1. SELECTION of Chair (and Vice-Chair if necessary) to fill vacant position through June 30, 2019

**Motion was made by Yeager, seconded by Parker to nominate Richard Rolison for the position of Chair.**

**Motion carried as follows:**

**Aye: Yeager, Traxler, Parker and Rolison**

**Nay: None**

**Motion was made by Yeager, seconded by Parker to nominate Jeff Woodyard for the position of Vice-Chair.**

**Motion carried as follows:**

**Aye: Yeager, Traxler, Parker and Rolison**

**Nay: None**

2. APPROVAL of minutes from March 4, 2019 meeting

**Motion was made by Rolison, seconded by Woodyard to approve minutes from February 4, 2019 meeting.**

**Motion carried as follows:**

**Aye: Yeager, Traxler, Parker and Rolison**

**Nay: None**

3. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of **PC Petition 2019-13**, request of Landy Development, LLC, to rezone approximately 20 acres located in the 4400 Block of E Tyler Dr from A-1 to R-1

**Harper presented request to rezone. Yeager asked what size lots are planned. Harper stated 7,000 sq ft lots with 1800-2000 sq ft homes. These will be all brick with small yards. Traxler asked about the lot size in the adjacent neighborhoods. Young stated most are 30,000 sq ft lots. Traxler asked developer if larger lots are possible. Harper stated some larger lots are possible. Young presented this request is for straight zoning and a Planned Unit**

Development would specify the lot size. McLeroy stated Jaden Court has proposed 17,000 sq ft lots with 2000-2200 sq ft homes.

Rolison opened the Public Hearing at 6:42 p.m.

Joe Dauphin of 805 Eagle Ridge Run presented the lot size is a concern. He asked if privacy fence will be installed and if they will have City utility services. He is concerned about drainage. Young stated sewer will be available, but nothing would trigger a fence to be installed. Rolison stated the drainage would be addressed in the platting approval process.

Rolison closed the Public Hearing at 6:46 p.m.

Traxler and Yaeger stated concerns about the lot size not compatible with the area and existing developments. McLeroy stated he has concerns about ground saturation and lateral lines. Harper stated they have 68 lots planned and are working with engineers on design. Young asked if they would be agreeable to a Planned Unit Development design statement? Harper asked if cost could be absorbed then they would possibly be agreeable. Young recommended tabling if going to PUD.

Motion was made by Yaeger, seconded by Traxler to TABLE PC Petition 2019-13, request of Landy Development, LLC, to rezone approximately 20 acres located in the 4400 Block of E Tyler Dr from A-1 to R-1 until the May 6, 2019 meeting.

Motion carried as follows:

Aye: Yaeger, Traxler, Parker and Rolison

Nay: None

4. DISCUSSION and related CONSIDERATION of **PC Petition 2019-07** regarding amending the Tuttle Zoning Code updating the façade regulations for residential buildings (remanded from the City Council back to the Planning Commission 3/11/2019)

Young presented the City Council requested this item sent back to the Planning Commission for further consideration. Some members of the council felt this requirement would raise the cost of housing and suggested the wainscot requirement was too restrictive and cost prohibitive. Young stated HB1022 may not allow this petition and should consider tabling until the bill process is complete. Rolison stated he does not think 36" wainscot is unreasonable. McLeroy presented the council does not want to dictate the style of homes. They settled on exterior products must have 25-year life expectancy.

Rusty Appleton from Central Oklahoma Home Builders Association presented buyers are looking for moderately priced housing and cities need to be cautious about being too restrictive.

Motion was made by Yaeger, seconded by Parker to TABLE PC Petition 2019-07 regarding amending the Tuttle Zoning Code updating the façade regulations for residential buildings until the May 6, 2019 meeting.

Motion carried as follows:

Aye: Yaeger, Traxler, Parker and Rolison

Nay: None

5. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of **PC Petition 2019-12** regarding amending the Tuttle Zoning Code adopting regulations for carports

Young stated no changes were made to the petition presented last month.

Rolison opened the Public Hearing at 7:32 p.m.

Rolison closed the Public Hearing at 7:32 p.m.

**Motion was made by Yaeger, seconded by Traxler to approve PC Petition 2019-12 regarding amending the Tuttle Zoning Code adopting regulations for carports**

**Motion carried as follows:**

**Aye: Yaeger, Traxler, Parker and Rolison**

**Nay: None**

6. DISCUSSION regarding amending the Zoning Code to update the commercial land uses and regulations

**No Action Taken**

**ANNOUNCEMENTS**

1. Next meeting Monday, May 6, 2019 at 6:30 pm

**NEW BUSINESS**

**ADJOURNMENT**

**Motion was made by Rolison, seconded by Yaeger to adjourn the meeting at 7:33 p.m.**

**Motion carried as follows:**

**Aye: Yaeger, Traxler, Parker and Rolison**

**Nay: None**

Attest:

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City Clerk

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Chairman