

**Minutes**

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **April 4, 2022** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: RICHARD ROLISON, BRAD TRAXLER, CHAD HEATHCO AND TYLER KINCANNON

MEMBERS ABSENT:

STAFF PRESENT: WENDY MARBLE, MARK MATHIS, SEAN FAIRBAIRN, AARON MCLEROY, AARON SLAUGHTRY, AND LARRY MITHCHELL

OTHERS PRESENT: BRUCE TRIMBLE, MICHAEL BRYAN, AND LESLIE WALKER

**CALL TO ORDER** Rolison opened the meeting at 6:30 p.m.

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

**ORDER OF BUSINESS**

1. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of minutes from March 7, 2022, meeting

**Motion was made by Kincannon, seconded by Traxler to approve minutes from March 7, 2022 meeting.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Heathco and Kincannon**

**Nay: None**

2. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-12** petition of Crafton Tull for a new Planned Development to be called Hollow Brook Square.

**Mcleroy met w/ applicant explained no 6,000 sq ft lots and no sewer capacity. Applicant put on hold to revise with 10,000 sq ft lots continue to next month.**

**Motion was made by Kincannon, seconded by Heathco to table PC Petition 2022-12, petition of Crafton Tull for a new Planned Development to be called Hollow Brook Square.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Heathco, and Kincannon**

**Nay: None**

3. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-10** petition of Jaden Court LLC to amend PD-008 for Jaden Court Subdivision.

**Traxler amend PUD to change setbacks from 30 ft to 25ft and clarify the definition of portable/ out buildings to be metal framed only. Mcleroy why change the setbacks? Billy Jack Traxler to increase the backyard depth. Mcleroy ask if this new setback would make the side walks be covered by cars in the driveway. Billy Jack Traxler it will not affect the sidewalks.**

**Rolison opens the public at 6:36pm**

**Bruce Trimble -1333 Kimberlin lane This will make the area look better there is an easement that is causing a problem and to get the separation there will benefit the community.**

**Rolison closes the public hearing at 6:48pm**

**Motion was made by Kincannon, seconded by Rolison to approve PC Petition 2022-10, petition of Jaden Court LLC to amend PD-008 for Jaden Court Subdivision changing the min set back from 30ft to 25ft also adding verbiage in section 7 to say metal framed and no wood frame or portable buildings will be allowed.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Heathco and Kincannon**

**Nay: None**

4. **DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of PC 2022-14 Petition of Jaden Court LLC for Jaden Court Phase 2 Preliminary Plat and Construction Plans.**

**Billy Jack Traxler approval of phase 2 construction plans it will be 46 lots – deq approved water. Fairbairn middle section of the development we have reviewed there plans and drainage, water and sewer ready to approve.**

**Motion was made by Kincannon, seconded by Heathco to approve PC Petition 2022-14 petition of Jaden Court LLC for Jaden Court Phase 2 Preliminary Plat and construction plans.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Heathco and Kincannon**

**Nay: None**

5. **PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of PC 2022-11 petition of Farzaneh Development, LLLP for a new Planned Development to be called Hampton Valley.**

**David Box 522 Concord Drive, Pud 163 acres of single family and 16 acres of commercial, pool and a playground. Pud requires 10,000 sq ft lots we are asking for some with a minimum of 8,000 sq ft another variance we are asking for is the lot coverage to be changes from 25 % to 35 %.**

**Rolison opens the public hearing at 6:47pm**

**William Burchise 8214 nw 11<sup>th</sup> street. I would like to support this item; I own the property across the street zoned commercial and it would benefit the property for this development to go in.**

**Rolison Closes the public hearing at 6:48pm**

**Rolison currently there is no sewer at property and sewer would have to be extended to parcel the timing of approval of plats and building permits may be impacted until a new wastewater treatment plant is constructed due to capacity issues at the existing sanitary sewer lagoons. Box aware of sewer, this is a zoning willing to accommodate and work with city. Traxler min lot width is 60 ft. Box we are just establishing min in the PUD. Traxler typical lot sizes will be 60\* x. Why are you using so narrow lots? Box says there is 3 lot sizes and the PUD establish a base line min. Rolison asking us to approve 60ft lots for the entire development, PUD does not confine those lots to a certain area it is only shown on the graphics, and it needs to be in written verbiage. Rolison not sure the pool park area is big enough to service the whole development. Would like to see more landscaping items. Traxler the intention of the 60 sq ft frontage was that way you had cul-de-sac it was never the intention for every lot to have 60 sq ft frontage. Box said they wouldn't know how many would have 60ft sq frontage until it is platted. we can commit to only having 8,000 sq ft lot only as shown on the master development plan. Heathco would like to hear more about what is driving the 25% to 35%. Box flexibility to build larger homes with 35% coverage. Mcleroy lot coverage should be 40% this is under roof which includes garages and porches to encourage a larger footprint. Rolison we do not have the sewer capacity for all these houses. Traxler, I want more commitment to larger lot size something in writing and do not want the minimums. Kendall Dillion Crafton Tull, we mimicked the R1- Code density is 2.76 houses per acre, makes good sense working with the city standards the only thing different is the percentage of lot coverage we needed to establish a minimum. Dillion we left with the understanding that 10,000 average would work. Dillion we don't normally put home size in the PUD, I can tell you the home size will be 1400 to 2500 sq ft home sizes. Mcleroy minimum are normally part of the convents. Rolison applicant can submit written changes and staff will provide memo to cc with amendments. Mcleroy do you want to proceed knowing the council will be unlikely to approve until the infrastructure of the sewer is figured out. Mcleroy not sure we have the money to complete all the infrastructure needed for this development. Box ask to defer to the May 2<sup>nd</sup> meeting.**

**Motion was made by Traxler, seconded by Kincannon to table PC Petition 2022-11 petition of Crafton Tull for a new Planned Development to be called Hampton Valley.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Heathco and Kincannon**

**Nay: None**

6. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-13** Petition of Mark Mathes for Rezoning from R-1B to A-1 located at 7100 Ethan Ln

**Mark Mathis took it from 2 ½ acres to 5 acres needs to be all zoned A-1**

**Rolison opens the public hearing 7:54 pm**

**Rolison closes the public hearing at 7:54 pm**

**Motion was made by Kincannon, seconded by Rolison to approve PC Petition 2022-13, Petition of Mark Mathes for Rezoning from R-1B to A-1 located at 7100 Ethan Ln.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Heathco and Kincannon**

**Nay: None**

**ANNOUNCEMENTS**

Next meeting Monday, May 2, 2022 at 6:30 pm

**NEW BUSINESS**

**ADJOURNMENT**

**Motion was made Kincannon, seconded by Heathco to adjourn the meeting at 7:55 p.m.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Heathco and Kincannon**

**Nay: None**

Attest:

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City Clerk

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Chairman