

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **May 4, 2020** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

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

MEMBERS ABSENT: FRED YAEGER

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, BRIAN BALENSEIFEN, KAYLEY GORDON, SEAN FAIRBAIRN, LAURIE KOELSCH AND AARON MCLEROY

OTHERS PRESENT: N/A

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

ROLL CALL Marble called the roll and declared a quorum present

ORDER OF BUSINESS -

1. APPROVAL of minutes from March 2, 2020 meeting

Motion was made by Traxler, seconded by Rolison to approve minutes from March 2, 2020 meeting.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

2. DISCUSSION, and related CONSIDERATION of PC PETITION 2019-42 request of Riata Ranch Holdings, LLC, for approval of a preliminary plat and construction plans for The Montford Phase 2 (Item tabled from 3/2/2020 meeting)

Young stated engineer and developer attending also Perryman attending.

Rolison mentioned in 2016 they met and compiled with all in place at that time.

Fairbairn said review of phase met PUD and Ordinances in 2015 or 2016.

Dauphin said we did not like square ft of lots.

Traxler responded that PUD was approved and has been approved.

Motion was made by Traxler, seconded by Dauphin to approve item 2.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

3. DISCUSSION and related CONSIDERATION of setting additional meeting dates for June 2020 due to social distancing concerns with planned public hearings

Young stated several public hearings are gearing up, Oil and Gas will generate interest from public does not want meetings with large groups. Split into 2 or 3 meetings in June. Issuing notices next week for June meetings.

Traxler said evening or daytime?

Dauphin said she could do both.

Parker Joined meeting at 6:38pm and asked about the length of meeting?

Rolison stated he can coordinate his schedule.

Dauphin and Traxler both stated starting earlier in the day and doing all.
Young mentioned starting at 4pm ordinances, 5pm land use, 7pm oil and gas possibly
Meet in person and have electronic attendance.
McLeroy mentioned putting end time on meetings and breaks between meetings.
Marble stated Court in the Chamber from 3pm-430pm
Rolison asked if 5pm would be okay?
All members stated yes.
Young stated City will provide food.

Motion was made by Dauphin, seconded by Traxler to approve starting meetings at 5pm.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

4. DISCUSSION ONLY of PC PETITION 2020-05 regarding amendments to the Tuttle Code of Ordinances and the Tuttle Zoning Code regarding regulations for commercial medical marijuana uses (future public hearing will be required prior to final adoption)

Discussion over items 4&5

The City Attorney has reviewed zoning competes to discuss, comparable to Mustang, permit required for commercial, expire June 30 each year.

Traxler mentioned ventilation – no odors are this enforceable?

Young stated rules have ventilation requirements.

Traxler asked does any other business have no odor.

Young replied Yes, industrial.

Rolison asked about camera requirements. Young stated it would be left up to the property owner. Dauphin mentioned coverage for all doors and windows and parking areas. Young stated he will review it.

Dauphin asked if there are any laws about being close to residential?

Young replied no state law – building to house is about 300ft.

Young stated 40 acres approximately. McLeroy stated could turn all land into grow facility. Rolison stated treating as agricultural with standards and review for compliance by Planning Commission and City Council.

Dauphin stated she does not like size close to neighborhoods.

McLeroy stated if we do not want these types of businesses then make restrictions to make it hard. Perryman stated not advising to restrictions only type that must be allowed is dispensary.

Dauphin stated does not fit at this time. Rolison stated he would be okay if 1000ft buffer.

Perryman stated no guidance or clarity of municipality could or could not prohibit, dispensary could locate where pharmacies locate.

Perryman stated industrial, Dauphin and Traxler agreed.

Young made amendments as discussed this will be on June meeting for further discussion.

5. DISCUSSION ONLY of PC Petition 2020-06 regarding amending the Tuttle Zoning Code creating new zoning districts and amending the permitted use table.

Talked about in item 4

6. INFORMATION and REPORTS
Young stated final approvals for Jaden Court and Hollowbrook Phase 1, Warm Springs not ready and Ethan Estates on S. Morgan need construction plans approved.

ANNOUNCEMENTS

1. Next meeting Monday, June 1, 2020 at 5:00 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Dauphin, seconded by Traxler to adjourn the meeting at 8:17 p.m.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, and Dauphin

Nay: None

Attest:

City Clerk

Chairman