

Minutes

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

MEMBERS PRESENT: FRED YAEGER, JEFF WOODYARD, DAVID PARKER AND RICHARD ROLISON

MEMBERS ABSENT: BRAD TRAXLER

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, KAYLEY GORDON AND SEAN FAIRBAIRN

OTHERS PRESENT: AARON MCLEROY, K. MAURICE ARMSTRONG, DEBBIE CONLEY, CARL & CHRISTINA NIMROD, DENNIS LEHMAN, CORINA & JOHNATHAN WONG, JOE & AIMEE DAUPHIN, THOMAS HARTMAN, TODD STEIDLEY, LANCE HARPER, ANDY JACKSON, KELLI STEIDLEY, JEFF LESLIE, JORDAN SHOOP AND OTHERS THAT DID NOT SIGN IN

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 April 1, 2019 meeting

Motion was made by Yaeger, seconded by Parker to approve minutes from April 1, 2019 meeting.

Motion carried as follows:

Aye: Yaeger, Woodyard, Parker and Rolison

Nay: None

2. 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 with Planned Unit Development (public hearing conducted 4/1/2019)

Todd Steidley of 925 Eagle Ridge Run, expressed concerns about flooding and septic system.

Corina Wong of 924 Eagle Ridge Run, expressed concerns about drainage issues, concerned drainage won't be fixed.

Thomas Hartman of 807 Eagle Ridge Run, expressed concerns about starter homes, traffic, property value going down (Jeff Woodyard stated the homes will be minimum of 1,800 Sq. Ft.)

Joe Dauphin of 805 Eagle Ridge Run, expressed that drainage is the main concern, would prefer comparable lot size, does not fit area.

Fairbairn stated detention pond in NE Corner, improvements to release water.

Tyson Bliss of 908 Eagle Ridge Run, expressed concerns about who wins on lower income homes, concerned about traffic, home sizes not matching.

Lance Harper stated homes would range from \$180,000 - \$220,000

Young stated PUD creates zoning laws – proposing lot size 10,000 – minimum house 1,800 Sq. Ft.

Thomas Hartman – asked how does this work.

Rolison responded stating applicant requests zoning and pc approves, then goes to council to adopt.

Jeff Shoop of 801 Eagle Ridge Rd. asked what is the size and cost per square foot.

Rolison responded that Commission can't answer market questions.

Jeff Shoop stated drainage is a disgrace at bank, oilfield traffic is bad, don't want small homes next to his, asked if Section 8 was next, also expressed concern about traffic signals. Young stated ODOT determines traffic signals, Tyler/HWY 4, Morgan, Frisco, SE 4th all have been denied prior – 5-7 years to get approved. Cities are funded by Sales Tax, City's are preempted to Oil & Gas regulations, Oil & Gas pay nothing to the City.

Carl Nimrod of 4308 E. Tyler Dr., expressed that property values are his greatest concern, lower quality homes.

Joe Dauphin asked what is the definition of high density?

Young stated the City does not have a definition in the code.

Rolison stated number of dwelling units per acre.

Thomas Hartman stated 50 homes do not use 20 acres.

Young asked the developer to speak.

Lance Harper – Stated that social media is wrong. Building 1,800-2,300 square feet brick and stone homes, wants to build nice homes, no shops or barns in back, matching fencing, drainage design in process, may alleviate some problems.

Rolison asked could build without bonus room.

Lance Harper responded yes.

Rolison mentioned it should be in PUD, trees in front and back.

Lance Harper stated he will build 25 homes and another builder the other 25 with 2 car garages.

Rolison asked if streets could handle the traffic.

Fairbairn stated required turn lane into addition.

Mayor discussed mailbox and street parking and not room for emergency vehicles and trash trucks.

Young mentioned banning on street parking.

Yaeger asked if bonus room would be finished out.

Lance Harper replied that it would be finished out.

Mayor asked if 17,500 sq. ft. lots were asked for last month and if PC is ok with 10,000.

Motion was made by Parker, seconded by Yaeger to approve PC Petition 2019-13 as amended to add minimum net floor area of 1800 square feet with 300 square foot second floor bonus room, allow for 12x12 sheds, require 2" minimum caliper tree, one tree in the backyard along Eagle Ridge addition and matching brick mailboxes per 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 with Planned Unit Development (public hearing conducted 4/1/2019).

Motion carried as follows:

Aye: Yaeger, Woodyard and Parker

Nay: Rolison

Young stated this item will go before the City Council next Monday at 7:00 p.m.

3. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of **PC Petition 2019-15**, request of Otis Coon, to rezone approximately 0.68 acres located at 5300 E. SH-37 from A-1 to C-5

Maurice Armstrong presented request for rezoning.

Rolison opened the Public Hearing at 7:47 p.m.

Rolison closed the Public Hearing at 7:47 p.m.

Motion was made by Yaeger, seconded by Woodyard to approve PC Petition 2019-15, request of Otis Coon, to rezone approximately 0.68 acres located at 5300 E. SH-37 from A-1 to C-5

Motion carried as follows:

Aye: Yaeger, Woodyard, 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; tabled 4/1/2019)

Young recommended tabling this item.

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 (remanded from the City Council back to the Planning Commission 3/11/2019; tabled 4/1/2019)

Motion carried as follows:

Aye: Yaeger, Woodyard, Parker and Rolison

Nay: None

5. DISCUSSION and related CONSIDERATION of **PC Petition 2019-12** regarding amending the Tuttle Zoning Code adopting regulations for carports and updating regulations for boat, RV, camper, and trailer parking in residential areas (remanded from the City Council back to the Planning Commission 4/8/2019)

Motion was made by Yaeger, seconded by Parker to PC Petition 2019-12 regarding amending the Tuttle Zoning Code adopting regulations for carports and updating regulations for boat, RV, camper, and trailer parking in residential areas (remanded from the City Council back to the Planning Commission 4/8/2019)

Motion carried as follows:

Aye: Yaeger, Woodyard, Parker and Rolison

Nay: None

Young stated this is to address allowing in front of building line, to define carport language, address parking of RV's, boats, trailers, commercial vehicles and this applies to residential structures built prior to 2000.

6. DISCUSSION and related CONSIDERATION of **PC 2019-16** regarding amending the Tuttle Subdivision Regulations regarding street lights

Young stated developers have choice of power company – PSO & OEC. Amend time that the City will take over street light bill to 75% occupancy of lots.

Motion was made by Woodyard, seconded by Parker to approve PC 2019-16 regarding amending the Tuttle Subdivision Regulations regarding street lights

Motion carried as follows:

Aye: Yaeger, Woodyard, Parker and Rolison

Nay: None

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

No Action Taken

ANNOUNCEMENTS

1. Next meeting Monday, June 3rd, 2019 at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Yaeger, seconded by Parker to adjourn the meeting at 7:57 p.m. Motion carried as follows:

Aye: Yaeger, Woodyard, Parker and Rolison

Nay: None

Attest:

City Clerk

Chairman