

DRAFT MINUTES
CITY PLANNING COMMISSION

Minutes of the City Planning Commission meeting held June 24, 2021 in the City Council Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:30 p.m. by Chairman David Denham.

MEMBERS PRESENT: David Denham
 Ron Jarvis
 Neil Springborn
 Shelli Fox
 Deborah Jones
 John Jones
 Paula Bowen
 Dave Davison

MEMBERS ABSENT: Darren Medders (excused)

ALSO PRESENT: Richard Rogalski, Deputy City Manager
 Greg Gibson, Assistant City Attorney
 Tammy Anderson, Recording Secretary

HOLD A PUBLIC HEARING AND CONSIDER AMENDING SECTION 18-1-1-106 AND SECTION 18-4-1-418, CHAPTER 18, LAWTON CITY CODE, 2015, BY MODIFYING THE DEFINITION OF “TOWNHOUSE.”

The current definition of a ‘Townhouse’ in Chapter 18 of the Lawton City Code reads “a building on its own separate lot containing one single-family dwelling unit that occupies space from the ground to the roof and is attached to at least one but no more than nine (9) other townhouse dwelling units by at least one common wall with each unit having a front and rear entrance, a private outdoor area, and access to common open space.

The attached ordinance proposes the definition of a townhouse be modified to read “a building on its own separate lot containing one single-family dwelling unit that occupies space from the ground to the roof and may be attached to no more than nine (9) other townhouse dwelling units with each unit having a front and rear entrance, a private outdoor area, and access to common open spaces”.

Notice of public hearing was published in *The Lawton Constitution* on June 1, 2021.

Chairman Denham asked what happens if there are more than 9 units.

Rogalski said they would be considered apartments.

Commissioner D. Jones asked if the units would have to meet side yard setbacks for fire protection if the units are not attached.

Rogalski said yes – a 10-foot separation between buildings would have to be maintained unless a firewall is built.

Commissioner J. Jones asked if the townhouse requirements are any different than the requirements for a two-story single-family home.

Rogalski said a typical single-family subdivision has a 6,000 square foot minimum lot size, and there's no requirement for common area or open space.

Chairman Denham declared the public hearing open.

Chairman Denham declared the public hearing closed.

MOTION by J. Jones, SECOND by Davison, to recommend approval to the City Council of an ordinance modifying the definition of a townhouse as stated above.

AYES: Jarvis, J. Jones, Bowen, Davison, Springborn, Denham, Fox, D. Jones.

NAYS: None.

MOTION CARRIED 8 – 0.

HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FOR A USE PERMITTED ON REVIEW FOR A CHURCH LOCATED IN P-F PUBLIC FACILITIES DISTRICT ZONING CLASSIFICATION ON PROPERTY LOCATED AT 2713 NW 22ND STREET.

1. This request is located on Lot 8, Block 5, Sheridan Addition, Part 3, Addition. This lot is zoned P-F Public Facilities District. Originally the building was used by Lawton Public Schools as Jackson Elementary School. Lawton Public Schools has sold this lot to the Impact Center of Lawton.
2. The zoning of the surrounding area is:
 - North - R-1 (Single-Family Dwelling District)
 - South - R-1
 - East - R-1
 - West - R-1
3. The land use of the surrounding area is:
 - North - single-family residential
 - South - single-family residential
 - East - single-family residential
 - West - single-family residential
4. The 2030 Land Use Plan designates this lot as Public Facility, and the lots abutting

- this lot are designated as Residential/Low Density.
5. Per Section 18-5-7-572 of the City Code churches may be permitted on review in the P-F district. There are no plans to expand the building. The amount of parking provided exceeds the parking requirement.
 6. Notice of public hearing was mailed on June 1, 2021, to 74 property owners within 300 feet of the requested area and proper notice was published in *The Lawton Constitution* on June 1, 2021. No calls or letters either for or against the request have been received.
 7. Staff has reviewed this request and recommends approval.

Chairman Denham asked if there are any questions for Rogalski.

Chairman Denham declared the public hearing open.

Commissioner D. Jones asked Rogalski; with this change of use, would this building be required to have a fire sprinkler system.

Brown responded and said no, they've done a performance calculation from the existing building code and they will be separating it into different fire areas to get below the requirement of a fire sprinkler system.

Commissioner D. Jones stated there is always a concern when we do these calculations To avoid the sprinkler system and I'm not sure that's always a good idea.

Rogalski stated that what they're doing is separating out these existing fire modules so that if a fire started in one module, it wouldn't spread to the other modules, but you're right.

Brown stated one of the requirements is for them to put in a fire alarm system, so they will be monitored, they just will not have a fire sprinkler system.

Chairman Denham asked if the residents living around the area have been surveyed to see if they want this building in their neighborhood

Brown stated the Pastor of the new church has spoken with many residents in the area about putting the church there.

Rogalski stated the purpose of a Use Permitted on Review is to give notice to the residents within 300ft of the property. That is the City's due process, and so far, no one seems to be in opposition of the rezoning.

Chairman Denham declared the public hearing closed.

MOTION by Jarvis, SECOND by Springborn, to recommend approval to the City Council of the request for a Use of Permitted on Review for a church in a Public facilities District on property located at 2713 NW 22nd Street.

AYES: Jarvis, J. Jones, Bowen, Davison, Springborn, Denham, Fox, D. Jones.

NAYS: None.

MOTION CARRIED 8 – 0.

HOLD A PUBLIC HEARING AND CONSIDER A CHANGE OF ZONING FROM C-1 LOCAL COMMERCIAL DISTRICT TO C-5 GENERAL COMMERCIAL DISTRICT ZONING CLASSIFICATION ON PROPERTY LOCATED AT 3408 NW CACHE ROAD.

1. This request is for Lot 2, Block 7, GREER ADDITION, located at 3408 NW Cache Road. The proposed use is an automatic carwash. The property owner is Redhawks Investments, LLC.
2. The zoning of the surrounding area is:
 - North - C-1
 - South - C-1
 - East - C-1
 - West - C-5
3. The land use of the surrounding area is:
 - North - commercial
 - South - single-family residential
 - East - vacant
 - West - commercial
4. As shown on the site plan submitted with the application, the applicant proposes to construct an automatic carwash and associated cueing lanes and parking with vacuums.

Chairman Denham asked if car washes like this can only be in zoning C-5.

Rogalski stated yes.

Commissioner J. Jones asked about the zoning of the surrounding areas and if it was necessary to be zoned C-5.

Rogalski states yes, there are very limited uses for zone C-5 that are allowed, which is why this binding site plan has mostly C-1 uses, and limited C-5 uses.

Commissioner J. Jones asked if the property zone is C-1 or C-5.

Rogalski answered the property zone is C-5.

Commissioner D. Jones when this was administratively zoned, was it not zoned C-1

Rogalski answered it was, this is essentially rezoning to C-5 because I can't allow C-5 uses in C-1 zoning, but I can limit the number of C-1 uses in C-5 zoning, so that's the main difference. On paper, it will still be C-5 zoning. It's C-05 zoning on the map and people tend to think that means more, but we've done a pretty good job of marking which

property has binding site plans to make sure those uses are allowed. At least we have so far.

Commissioner J. Jones stated that he wished most real estate agents knew that because when they are selling property, if it's zoned as C-5 on the property, they expect to use it as C-5.

Rogalski stated we do record those binding site plans, and if you do a search from the county records you would find those binding site plans and so through due diligence, that would turn up.

Commissioner J. Jones the whole point of due diligence shouldn't be necessary for rezoning a C-5 to a property that should be C-5. That's something we need to think about on the Planning Commission because any commercial real estate agent would look at zoning and not look at all the restrictions that may be associated with this property. I just think that's something that is very concerning for the public.

Rogalski stated if you look this up on the City's GIS system there is a marker that pops up that shows the property is a binding site plan. So, there is some indication for us to know that there is something more to it. The binding site plans have been successful since about 2008, but if we are going to have that, there will be limitations and agents will have to look into that. There is property at the Lawton Town Center that LEDA owns, and if someone wanted to build something there, then I've got to go look at the deed restrictions that were on the subdivision plan because that's what you have to do with zoning.

Commissioner D. Jones asked are you saying that the City is now enforcing plat restrictions?

Rogalski stated for that property yes, we own that property. LEDA owns it, so we don't enforce plat restrictions anywhere else, but if someone asks me, as the property owner or the representative of the property owner, then I'm going to look at those. I'm saying there is more due diligence with these things than just looking at the zoning because there are other restrictions that people have to look at.

Chairman Denham stated you can look all over town and all up and down Cache Rd and see properties that have commercial broker for sale signs on them. There is one right in my neighborhood on Ft. Sill Boulevard and Gore so, if you are going to go based on the real estate sign you do need some due diligence on that stuff. We talked about this and we changed that in this session coming up, so here we go again.

Commissioner Fox asked what are the businesses that are already up there, I just want to make sure I'm on the right side of the street

Chairman Denham stated that's the Navy Federal Credit Union, an eye doctor shop, I don't know which one of them had the binding site plan.

Rogalski stated I don't remember what it was that needed the C-5 zoning, but there was a Use Permitted on Review required.

Commissioner Bowen asked wasn't it the Firehouse Subs.

Chairman Denham stated that is across the street and that's zoned C-1. H&R Block the taxes property requires heavy use.

Commissioner Denham stated any further questions before I declare the hearing open.

Commissioner Fox stated yes, are you taking into consideration traffic and cramming on the side of this property.

Rogalski stated yes and just so everyone knows rezoning is a privilege, not a right. If an area is already zoned something and someone comes in and submits plans to Charlotte, they have a right to build that and all she does is review the building up to code. If someone comes in and asks for a subdivision or a rezoning, that's why this body is involved because it's a privilege and you have the complete option to recommend no, so that's why we are here.

Commissioner Davison this car wash appears to have water reclaiming system so I take there isn't going to be very much usage of the City water and the sewage would be the same thing is that correct?

Rogalski stated I believe that's a requirement.

Commissioner Denham stated we will ask the developer about that.

Commissioner Denham declared public hearing open.

Luke Purkey stated before I get started can I pass around an exhibit of the car wash to add a visual aid.

Commissioner Denham stated sure.

Luke Purkey stated that picture is a car wash that we built in Newcastle, OK and the reason I wanted to show you this site plan is because it's nearly identical to the car wash we are trying to build here. There are lots of similarities there if you look on the 2nd and 3rd picture you can see the roofline of the neighborhood that backs up to us, there's about 1200 homes back there. The number one concern that you guys raise is the potential noise. That was a concern and something we intend to address with this site. The building itself and the equipment we have inside the tunnel will not be noisy; the vacuuming is where we get most of the noise from. At our site in Newcastle, we have signs posted that state no loud music. Very rarely do we have to enforce that, but sometimes we will go have a conversation with the customer. Vacuum technology has improved over the years to where now we have centralized vacuums. Meaning on the 2nd picture, if you take a

look at that, on the far-right side of that image under the light pole, you can see an off-white compressor generator. That one generator provides power to all 10 vacuums. By doing that, you have a greatly reduced amount of sound and power being put out. We have a couple of options for location of the generator. If we do it the exact same way we did the Newcastle site, those would be at the back of the property, but we can also move those to the front of the site if needed to reduce the noise output. Also, we put a very nice cedar fence up, as well as a tree barrier and some landscaping we intend to do the same thing here. I can also tell you that in the last 12 months since we've built it, we haven't had one phone call complaint from any of the residents in Newcastle.

Commissioner J. Jones asked where the compressor is on this map.

Luke Purkey stated right there by the V on the map.

Chairman Denham asked what the hours of operation are.

Luke Purkey answered we are open to 8:00am to 8:00pm Monday through Saturday and 10:00am to 6:00pm on Sunday.

Chairman Denham asked if people can access vacuums after hours.

Luke Purkey answered no, they cannot. We would have the parking lot coned off during non-working hours and the generators turned off so that the noise is gone when we are closed.

Commissioner Bowen asked if there will be staff on site at all times.

Luke Purkey answered yes, during working hours there will be a manager on-site and multiple attendants.

Chairman Denham asked if employees will be standing outside directing customer and wiping cars down.

Luke Purkey stated no this will not be full service, but we will offer towel services and other amenities that customers will be free to use on their own to make this car wash very nice. Hopefully, we can see something on-brand with what we have done in other areas.

Commissioner Fox stated she is concerned about the traffic. With where it looks like this car wash is going, you're going to have this access to the same turn in where the EZ Go is.

Chairman Denham stated no, this is before EZ Go and it looks like there is only one entrance and it's the same exit onto Cache Rd.

Luke Purkey answered yes.

Commissioner Fox stated okay this car wash looks like it's going to be really nice and it's located on a very busy road and it seems like it's going to have a lot of traffic. Then asked do you have plans on how to handle that.

Luke Purkey answered that having the one-way street on Cache Rd, and people only turning out one direction, that hopefully that will help with the flow of traffic. As far as on-site traffic, we will have 3 lanes, 2 paying lanes and 1 for people that have unlimited memberships. That will help contain the people that are pulling in and provide a holding area for them. The gates have motion sensors and will not open until the queue is empty and there is proper flow out before allowing more in. I think we are set up to be able to maintain the traffic. In previous sites we have done, it hasn't been a problem. I hope that satisfies your question.

Commissioner Fox stated no, not that much. I'm still concerned, Cache is a very busy road and there are a lot of wrecks there. Crime is also an issue, in the summer months, August and September especially, the weather heats up and people get, for lack of better term, crazy; especially when you stick a lot of people in a small area and tell them you have to wait until you can get in to wash your car.

Luke Purkey stated that is a valid point. We will have an extensive security system, with 4D imaging and 22 camera angles. The car wash only takes about 3.5 minutes to get through, there are 18 vacuum bays and if there aren't any available vacuum bays, people will leave. They are not in queue on site for an extended period of time. The express tunnels have become so popular because people are busy, and they don't want to wait in long lines, so we are offering a very streamlined service to get them through, cleaned and vacuumed. Surprisingly, on our site, only about 25% of customers stop to vacuum when they are done washing, because again, they are busy.

Chairman Denham just out of curiosity, you've got the arrow going into the tunnel and then you have one going towards the vacuum bays, is that just more for internal maintenance purposes. Will people have to pay for a car wash just to use the vacuums.

Luke Purkey answered no, we be offering free vacuums so customers will not have to pay for a car wash if they just want to use the vacuums. And again, we're trying to offer a service that people will appreciate.

Commissioner J. Jones stated with the entrance, I don't think a 26-foot driveway is long enough, I would suggest at least a 40-foot driveway to accommodate the customers and prevent traffic coming in from Cache.

Luke Purkey stated fair point, we are still in the right stages of this to be able to make changes as needed there.

Rogalski stated it's actually 28 feet, but the point is still valid.

Chairman Denham asked if anyone would else would like to come speak for or against the item.

Barry Ezkey stated he has been very impressed with his clients' diligence and that he is confident that they will be open to fixing any corrections or suggestions made by the City Planning Commission. I think these folks would be great stewards of the property.

Chairman Denham asked what the investment on this property was, if you don't mind me asking.

Chance Heartacre stated that the total investment, with the land cost, was about 3.2 million.

Chairman Denham asked any further questions.

Commissioner Fox asked if it was going to be fenced off. The reason I'm asking is because I'm concerned about the one entry and exit, as far as traffic goes.

Luke Purkey answered the fence would just be at the back of the property.

Commissioner Fox asked if it would be possible to have a fence on the entry and exit sides.

Luke Purkey answered that with the way the property is set up, he doesn't see how that would be possible. Also, we don't necessarily want it to be like that. We don't want the line to get backed up at the exit of the car wash, so if we made another exit on the outside of that wash, the conveyor belts may get clogged up with traffic.

Chairman Denham asked this is just a regular car wash correct? There is no option to go do it yourself. You pay your money, get a wash, choose to vacuum, or not and then leave correct.

Luke Purkey answered there will be attendant inside the wash bay, manually prepping if needed and power washing to prepare the car for the wash to do its job, so there will be people on site in that fashion. As the car exits, then they are done, they can utilize the free services, or be on their way, but it is a manned car wash with some physical engagement. Not a drive-in bay.

Chairman Denham asked right, but there is no encouragement for people to hang around.

Luke Purkey answered correct, there's not even a power washer for people to wash off the mud on their tires, that would be a different clientele and different businesses that support that. Did you say we needed to sign this here.

Chairman Denham answered yes, please. Would anyone else like to come and address the commission. Seeing as no one approached, I'll go ahead and close the public hearing. Commission what are your thoughts on this.

Commissioner D. Jones stated she would like to make a statement. As Mr. Rogalski related, in 2005 or 2006, the city took a proactive administrative rezoning on 1 ½ blocks on the 3400 block of Cache and Oak. They sold it and encouraged the owners to participate by saying the C-1 zoning would protect their homes, because it was the lowest intensity use of the commercial zones, and the owners agreed. Unfortunately, what resulted was there along Oak, where you had affluent, good, solid homeownership, owners found out that they couldn't get a home improvement loan because of the zoning. They could not sell their property because of mortgages, and blight ensued. And you know, I have to be the first one to credit the city for the destruction of this neighborhood. We subsequently built the shopping center and the medical facility and that was that. I think this proposal will cause further blight on Oak. No one wants to live next door to a car wash. The proposal is wonderful, the architecture and uses, but it's not something that people desire to live next to, even renters. On Cache Road we've got 5 stoplights between 52nd and 38th street, and the city has now approved one for 47th. That will be 6 stoplights on a 6-lane arterial. It's virtually been cut to pieces. During our peak hour, I'd venture to say we are at level F. We're at total congestion, there are just too many median openings, too many driveway openings, not enough queuing area between those lights. That is not the applicant's fault, but I don't think putting a carwash is going to lessen the traffic, I think it's going to increase it. There is just a certain traffic flow related to this use. We have carwashes right now at 61st, 52nd, 38th and Rogers Lane, Sheridan and Bell, 21st and Oak, all within a relatively close proximity to your proposal. We have an outdated comprehensive plan that gives us no guidance in changes in socioeconomic data to show market demand. We used to have that, and we would show an inventory to the commission and the existing C-5 and C-4 already zoned on arterials that were available for use without rezoning. We have no data on population growth from our comprehensive plan, in fact school enrollment based on newspaper articles, indicates that we are losing population. We are closing schools, and not just elementary schools, we are closing junior high. We have no data on how many housing units we have, based on the decrease of housing units that were needed because of Fort Sill's new policy and that's not Lawton's fault, that's just the reality of it, and we don't have a good database on it. We need to be examining these zonings based on a comprehensive plan and what's best for the community. I've been concerned about it and I've raised this issue several times. Car washes, although this one is a substantial investment, are low paying and employing part-time workers. Do such jobs create growth in the community, I don't know, I don't have any database on that. It seems to me that the city's emphasis right now is industrial and manufacturing growth that brings jobs where people earn enough income to buy a house, to help pay your taxes, to send your kids off to school. Those types of jobs are what we need. I'm not sure, that when we do this, we don't put pressure on existing businesses whether they are retail or carwashes and displace jobs by forcing them out the other end. So, based on those concerns, I'm not inclined to support your proposal.

Commissioner Davison stated I am indifferent to Ms. Jones' statement. The town is big enough to support another car wash and we need another one towards the center of town. If not, the east side. Just to get things going, I am looking at that property and its already C-5 and we are looking at changing it to C-1. All that stuff would be new, across the street, where the 2 new restaurants went in, that was changed to C-1. I think Cache Road used to be called the million-dollar mile, now it needs to be changed to the million dollar 3-mile because of all the expansion. I'm all for this, that's my opinion anyway. Thank you.

Commissioner J. Jones stated he remembers the initial rezoning of Oak Street from residential to commercial and he well remembers the residents wanting to be involved in the change as he was part of the City Planning Commission at that time. He also remembers making the residents aware that they would probably have trouble buying insurance on their homes and it may create problems. However, they insisted on wanting Oak Street rezoned to C-1 and believed Oak Street could turn into a valuable C-1 area. Across the street is quite different, because you are backing up to homes that are zoned residential, so I don't feel the same way about developing on that side as I do on this side. These lots are acre lots, where else do you find acre lots on Cache Road that are available. We don't have a car wash like this on Cache Road that you can find. He then stated that the applicants need to be extra considerate of the adjacent property and use tree screens, fences and noise mitigation. So, I would like to make a motion that we approve this request.

MOTION by J. Jones, SECOND by Davison, to recommend approval to the City Council, subject to the required tree buffer, of a change of zoning from C-1 Local Commercial District to C-5 General Commercial District zoning classification on property located at 3408 NW Cache Road.

AYES: Jarvis, J. Jones, Bowen, Davison, Springborn, Denham

NAYS: Fox, D. Jones.

MOTION CARRIED 6 – 2

CONSIDER APPROVING THE CONSTRUCTION PLAT FOR OAK RIDGE ADDITION, PART 2A, SUBJECT TO CONDITIONS.

Oak Ridge Addition, Part 2A, is located east of SW 67th Street, north of Bishop Road and consists of 16 single-family residential lots on 17.25 acres. The current zoning is R-1 single-family dwelling district. The developer is Brentwood Development, Inc., and the consulting engineer is Robert B. Hendricks and Sons.

This plat was submitted without the construction plans for water, sewer, streets, and drainage. Staff has reviewed the plat and recommends approval subject to the following conditions:

1. An Earth Change Permit Application and digital plans will be required to add this part to the existing Earth Change Permit before construction can begin.

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2. Obtain ODEQ permits for water and sanitary sewer main extensions.
3. Update the street section.
4. Revise the utility crossing such that it is native material compacted with clay plug around the pipe at the edge of pavement.
5. Show the grades on the ADA crossing of street so that they are ADA compliant.
6. Provide temporary turn arounds for the dead-end streets.

Chairman Denham asked if there are any questions for Rogalski.

Commissioner Davison asked what an Earth Change Permit is.

Rogalski answered whenever you leave dirt around the government is concerned that you create sedimentation on the waters of the United States. What was happening prior to the Clean Water Act is companies would go out and lay lots of dirt on the ground to prepare sites and then leave it there for long periods of time and it would create debris in the rivers and lakes and create problems with top soil. So an Earth Change Permit, is about allowing for a set of activities to take place on this land, while also protecting it from erosion.

Chairman Denham asked if these little homes here on the map are single family homes.

Rogalski elaborated that they are all single-family homes, but the other ones are giant. Some lots are regular lots, and some are very large.

Chairman Denham asked if there are any questions or motions.

MOTION by Davison, SECOND by D. Jones, to recommend approval to the City Council of the construction plat for Oak Ridge Addition, Part 2A, subject to the conditions listed.

AYES: Jarvis, J. Jones, Bowen, Davison, Springborn, Denham, Fox, D. Jones.

NAYS: None.

MOTION CARRIED 8 – 0.

CONSIDER APPROVING THE CONSTRUCTION PLAT FOR PARK VIEW ADDITION, PART 1, SUBJECT TO CONDITIONS.

The construction plans are to extend a 12-inch sanitary sewer line to serve the proposed lot. Staff has reviewed the construction plat and recommends approval subject to the following conditions:

1. Obtain ODEQ permit for the sanitary sewer extension.
2. Show the minimum 10-foot separation between 24" water line and new sanitary sewer line.
3. Add a note that the top of the manhole shall be 6" above finish grade.
4. Show the 25-foot utility easement for the sanitary sewer line.
5. Provide additional 10 feet of right-of-way along SW Lee Blvd per Chapter 21-5-

501 of LCC.

6. Submit application and required documents for Earth Change Permit.

Chairman Denham asked if there are any questions for Rogalski.

Commissioner D. Jones stated that she still has a concern. She knows that the box south of Lee Boulevard is built for 100-year storm, but do we have sufficient drainage easements on this plat.

Rogalski answered to get this out of the flood plain, the developer's engineer had to go through an extensive hydrologic analysis on the property, and so anything that was still in the flood plain, we would have required drainage easements to. In this case, if it's been removed from the flood plain, the City and the Federal Government has decided that it's not going to flood and therefore doesn't need those particular easements.

Commissioner D. Jones asked if when they did the hydrologic study, did they run that with the boxes improved or as is. I have a concern.

Chairman Denham stated anytime this is developed they will have to do the detention and be able to drain it properly according to code as always.

Rogalski stated yes, according to code like always.

Chairman Denham asked if there is any further discussion or motions.

MOTION by Springborn, SECOND by J. Jones, to recommend approval to the City Council of the construction plat for Park View Addition, Part 1, subject to the condition listed.

AYES: Jarvis, J. Jones, Bowen, Davison, Springborn, Denham, Fox, D. Jones.

NAYS: None.

MOTION CARRIED 8 – 0.

CONSIDER APPROVING THE RECORD PLAT FOR THE REPLAT OF LOT 5, LESS THE WEST 2.04 FEET OF THE SOUTH 75 FEET, AND LOT 6, BLOCK 1, CACHE ROAD BUSINESS PARK ADDITION.

The Replat of Lot 5, Less the west 2.04 feet of the south 75 feet, and Lot 6, Block 1, Cache Road Business Park Addition, is located at 6115 NW Cache Road and contains 2 lots. The zoning is C-5 General Commercial District. The developer is Parker Lube, Inc. and the consulting land surveyor is Sky Survey.

There are no public improvements to be constructed with this plat.

Staff has reviewed the record plat and recommends approval.

Chairman Denham asked if there are any questions for Rogalski.

Commissioner D. Jones asked what the frontage of the l-shaped lot is.

Rogalski answered the frontage is 27.7 feet.

Commissioner D. Jones asked if that will accommodate the radius and the driveway.

Rogalski answered the driveway is already existing and they are making improvements to accommodate the driveway.

Chairman Denham asked if there is any further discussion or motions.

MOTION by Jarvis, SECOND by Davison, to recommend approval to the City Council of an ordinance modifying the definition of a townhouse as stated above.

AYES: Jarvis, J. Jones, Bowen, Davison, Springborn, Denham, Fox, D. Jones.

NAYS: None.

MOTION CARRIED 8 – 0.

COMMISSIONERS' REPORTS OR COMMENTS

Commissioner Denham agrees with some of the comments about the desperate need for updated information. I know that is on the staff's agenda, and being short-staffed and all, but we desperately need that updated information.

SECRETARY'S REPORT

Rogalski stated that we will have Kameron Good coming in as a Planning and Subdivisions Administrator and Ashlynn Foy will be the new Admin III.

AUDIENCE PARTICIPATION

None.

ADJOURNMENT

Meeting adjourned at 2:37 p.m.

David Denham, Chairman
City Planning Commission