

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **JANUARY 2, 2023** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: TYLER KINCANNON, BRAD TRAXLER, CHRIS STEHR AND JUDY PRESTON

MEMBERS ABSENT: NONE

STAFF PRESENT: DANA SCHOENING, BRYAN BALENSEIFEN, KELLY DEATHERAGE, AARON MCLEROY, SEAN FAIRBAIREN, AND WENDY MARBLE

OTHERS PRESENT: ANTHONY COLVIN, CHARLES GARRETT

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

ROLL CALL Deatherage 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 December 5, 2022, meeting.

Motion was made by Kincannon, seconded by Stehr to approve minutes from the December 5, 2022, meeting.

Motion carried as follows:

Aye: Stehr, Preston, Kincannon and Traxler

Nay: None

2. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-31** request for approval of a rezoning from A-1 To C-5 Located at 5 N Mustang Rd (sh-4).

Anthony Colvin proposes putting a 3rd exit off of Hwy 37 in the farthest west corner of the property to deal with traffic concern. Balenseifen item tabled from December meeting due to concerns with traffic in and out on Hwy 4. All connections to State Hwy require approval from ODOT. Balenseifen this is a rezoning from A-1 To C-5 and the C-5 zoning fits the area.

Traxler opens public hearing at 6:34pm

Traxler closes public hearing at 6:35pm

Mcleroy ask what the long term plans are for the property. Colvin stated he would love to lease the corner but at this time there is not any interest in the property for a retail business. The TLC Daycare is interested in leasing the property at the time with the current building as is.

Motion was made by Kincannon, seconded by Stehr to approve PC 2022-31 request for rezoning A-1 to C-5 located at 5 N. Mustang Rd.

Motion carried as follows:

Aye: Preston, Stehr, Kincannon, and Traxler

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 2022-36** request for rezoning from A-1 to R-1A Located at 811 N. Czech Hall.

Wilcher when we bought the property 3 months ago it was 3 ½ acres. Previous owner bought properties at to separate times and never got it rezoned. Balenseifen the reason for the rezoning is because the parcel size is smaller than 5 acres once merged and that doesn't meet the requirement for parcel size for the A-1 Zoning. No other issues rezoning to a standard residential zoning.

**Traxler opened the public hearing at 6:40pm
Traxler closed the public hearing at 6:41pm**

Motion was made by Kincannon seconded by Preston to approve PC 2022-36 request for rezoning from A-1 to R-1A located at 811 N. Czech Hall Rd.

Motion carried as follows:

Aye: Preston, Stehr, Kincannon, and Traxler

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 2022-35** request for a lot merge located at 811 N. Czech hall

Balenseifen rezoning had to be approved first before the parcel would be to correct zoning in order to merge the two parcels.

Motion was made by Kincannon seconded by Preston to approve PC 2022-35 request for a lot merge located at 811 N. Czech Hall Rd.

Motion Carried as follows:

Aye: Preston, Stehr, Kincannon and Traxler

Nay: None

5. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-38** request for approval of Cedar Springs Center Final Plat.

Balenseifen 3 lots turn it into 2 and rezone all to commercial, falls into the plat requirements so now we are creating a final plat. Easiest way to turn the 3 lots into 2 and the applicant will come back next month to rezone to commercial. Applicant owns the un-platted and lot 5 and lot 6 of Cedar springs. Applicant split them down the middle maximizing lot size. Preston this is just a way to enhance the property. Schoeining getting it ready for someone to purchase and build there. They have located the floodplain, so they know where it is at. McLeroy what is the point of adding lot 5 in there if it is all flood plain. Balenseifen Cedar Springs was developed before the city didn't allow lots in floodplains. Balenseifen increases lot size and gives the city a drainage easement, anything constructed on the lots will go through a drainage a review.

Motion was made by Kincannon, seconded by Preston to Approve PC 2022-38 request for approval of Cedar Springs Final Plat.

Motion Carried as follows:
Aye: Preston, Stehr, Kincannon and Traxler
Nay: None

ANNOUNCEMENTS

1. Next meeting Monday February 6, 2023, at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Kincannon, seconded by Stehr to adjourn the meeting at 7:35 p.m.

Motion carried as follows:

Aye: Preston, Stehr, Kincannon and Traxler

Nay: None

Attest:

City Clerk

Chairman