

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **SEPTEMBER 5, 2023** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: BRAD TRAXLER, CHRIS STEHR, JUDY PRESTON AND RICHARD ROLISON

MEMBERS ABSENT: TYLER KINCANNON

STAFF PRESENT: DANA SCHOENING, AARON SLATTERY, SEAN FAIRBAIRN, WENDY MARBLE AND TERIANN WHITENER

OTHERS PRESENT: SCOTT YANDELL, LINDA MORRIS, REGGIE MORRIS, SHERYL HALLEY, VICKI SIMPSON, JEFF WILLIAMS, GREG WILLIAMS, DAVID SINNING, JENNY SINNING, MARTIN WILLIAMS, CHAD RIDDLE, SARAH HITES, STACY RAGSDALE, MARK SHATWELL BARRY FLORA, MARK GRUBBS 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. 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 August 7, 2023, meeting

Motion was made by Stehr, seconded by Preston to approve minutes from the August 7, 2023, meeting.

Motion carried as follows:

Aye: Traxler, Stehr, Preston and Rolison

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 2023-22** request of Wenjest Corp to rezone two lots from O1/OTR to C5 located at 302 E Main St

Schoening presented rezoning request from office to C-5 and a lot line adjustment. He stated lot one is encroaching 18ft on lot two and will need to be shifted 18ft to the north due to buildings and fence over the lot line. He stated 2 zonings on the properties and the 18 feet needs to be zoned C-5 because the lot size exceeds the square footage allowed for that district. J. Williams presented the family built the fence where they wanted.

Rolison opened the public hearing at 6:42 p.m.

Rolison closed the public hearing at 6:42 p.m.

Motion was made by Traxler, seconded by Stehr to approve PC 2023-22 request of Wenjest Corp to rezone two lots from O1/OTR to C5 located at 302 E Main St. Motion carried as follows:

Aye: Traxler, Stehr, Preston and Rolison

Nay: None

3. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-19** request of Marty Williams for a Lot Line Adjustment at 4 SE 3rd St

Motion was made by Preston, seconded by Stehr to approve PC 2023-19 request of Marty Williams for a Lot Line Adjustment at 4 SE 3rd St. Motion carried as follows:

Aye: Traxler, Stehr, Preston and Rolison

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 2023-24** request of Scott Yandell for a Specific Use Permit Amendment located at 4816 E Tyler Dr

Schoening presented this SUP is from 2015 for the residence and business. The amendment is required per the current SUP to add on to the residential structure. There are no other changes. S. Yandell said he wants to add 800 feet or two rooms to the house.

Rolison opened the public hearing at 6:46 p.m.

David Sinning (lives across the street) has no problem with the request and supports this.

Rolison closed the public hearing at 6:47 p.m.

Motion was made by Traxler, seconded by Preston to approve PC 2023-24 request of Scott Yandell for a Specific Use Permit Amendment located at 4816 E Tyler Dr. Motion carried as follows:

Aye: Traxler, Stehr, Preston and Rolison

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 2023-26** request of Grubbs Consulting to rezone approximately 7.5 acres from R2 to R1 located in the 300 block of Chad Dr

Schoening presented this is zoned R2 and request is to change to R-1 single family. This would take away the ability to build duplexes. He stated the lot size is 10,000 sq ft. He stated the next step would be the plat process. He stated the comprehensive plan is residential and it is agricultural use currently. He stated R-1 is in the same area and is compatible.

Traxler stated this is rezoning only and there is no information about the lots, water or homes. Schoening stated the infrastructure discussions will come later. Preston asked if the zoning use is reasonable and Rolison stated it is compatible with the area.

Mark Grubbs presented R-2 allows for duplex and single family. He stated R-1 is taking away duplex use. He stated duplex development was not wanted as discussed in staff meetings. Grubbs stated secondary access is needed. He stated a preliminary plat in the future will show the infrastructure streets, etc.

Rolison opened the public hearing at 6:56 p.m.

Vickie Simpson asked if we would see the plans. Rolison stated the rezoning is first and then preliminary plat requires a public hearing and notice to residents. Mark Shatwell stated he agrees with the R-1 zoning.

Rolison closed the public hearing at 6:57 p.m.

Motion was made by Preston, seconded by Stehr to approve PC 2023-26 request of Grubbs Consulting to rezone approximately 7.5 acres from R2 to R1 located in the 300 block of Chad Dr. Motion carried as follows:

Aye: Traxler, Stehr, Preston and Rolison

Nay: None

6. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-27** request of Shadow Valley Development for approval of Hollow Brook Phase III Final Plat and Acceptance of Infrastructure

Schoening stated the applicant asked for this to be tabled. Fairbairn stated the list of items will be cleaned up, fencing is required and currently no power to the lift station to be able to test the system. He stated also waiting on concrete testing.

Motion was made by Rolison, seconded by Traxler to TABLE PC 2023-27 request of Shadow Valley Development for approval of Hollow Brook Phase III Final Plat and Acceptance of Infrastructure until the October 2, 2023 meeting at provided the requirements are met by the applicant. Motion carried as follows:

Aye: Traxler, Stehr, Preston and Rolison

Nay: None

7. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-11** amending the Subdivision Regulations regarding subdivision section line improvement requirements (remanded back to Planning Commission from 5/15/2023 City Council, Tabled 06/05/2023, Tabled 07/06/2023, Tabled 08/07/2023)

Schoening stated the section line improvements are coming back for discussion with the street width discussion. Not sure about development fees because the attorney stated we may not be able to add development fees.

Fairbairn stated this is an in-depth process and has to be justifiable. Rolison asked about on-street parking or wider streets as an option. Schoening stated more dense neighborhoods need to widen streets. He stated the HOA can prohibit street parking. Traxler asked if there is any recourse when the HOA doesn't enforce their covenants.

Rolison stated we need to look at the design changes to accommodate wider streets. Preston stated the driveways need to be longer. Schoening stated there are options for larger lots, entry to the back, and side entry garages. Rolison ask for target date and Schoening stated no, but will bring solid information to you within six months.

Motion was made by Traxler seconded by Rolison to TABLE PC 2023-11 amending the Subdivision Regulations regarding subdivision section line improvement requirements. Motion carried as follows:

Aye: Traxler, Stehr, Preston and Rolison

Nay: None

ANNOUNCEMENT

1. Next meeting Monday, October 2, 2023, at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Rolison, and seconded by Stehr to adjourn the meeting at 7:30 p.m.

Motion carried as follows:

Aye: Traxler, Stehr, Preston and Rolison

Nay: None

Attest:

City Clerk

Chairman