



Municipal-Regional Planning Commission

Meeting - Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday November 19, 2020
6:30 p.m.

The **Atoka Municipal/Regional Planning Commission** met with the following members present:

Keith Moore
John Harber

Brett Giannini
Stephen Shopher

Vicki Shipley via zoom

Absent: Michael Smith
Also attending:

Shelly Johnstone, AICP, Town Planner
Amanda Faurbo, Acting Clerk
*Attached Sign In sheet

Bill Scott, Atoka Fire Department
Marc Woerner, Town Administrator

Rex Wallace, Director
Ben Ledsinger, Town Engineer

Planning Commission Meeting was called to order at 6:31 pm.

Previous Minutes October 22, 2020 –Commissioner Giannini made a motion to approve the October 22, 2020 minutes as presented. Commissioner Harbor seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shipley, Yes. Commissioner Moore, Yes. Commissioner Shopher, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

REPORTS

Code Enforcement Monthly Activity Report – Rex Wallace, Director reviewed as presented.

OLD BUSINESS

1. **Consideration of Amendments to the Atoka Zoning Ordinance** - Shelly Johnstone, AICP presented the changes to the zoning ordinances:
 1. **An Ordinance to amend the Town of Atoka's Municipal zoning ordinance by adding a new zoning district for Planned Unit Developments.** Commissioner Harber made a motion to send a recommendation to the Board of Mayor and Aldermen to approve the Planned Unit Development Ordinance Title 14-201 Article 13 provisions governing (PUD) district with the following changes: Section 13.4 replace All Zoning Districts vs in the above and cleaning up the language with the off-street parking to refer to commercial establishments. Commissioner Moore seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shopher, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.
 2. **An Ordinance to Amend the Town of Atoka's Municipal Zoning Ordinance by Amending Sign Regulations, Requiring Monument Signs in the N-C, and defining and Regulating OFF-PREMISES signs.** Commissioner Harber made a motion to send a recommendation to the Board of Mayor and Aldermen to amend the Town of Atoka's Municipal Zoning Ordinance by amending the sign regulations requiring monument signs in N-C, defining and regulating Off-premise signs as presented, clarifying how many signs per lot, adding a provision for nonconforming signs. Commissioner Giannini seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shopher, Yes. Commissioner Moore, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

3. An Ordinance to amend the Atoka Zoning Ordinance to define Mobile Homes,, Manufactured Housing, Modular Housing and Wireless Communication Facilities, to rename TITLE 14.4 "SPECIFIC STANDARDS FOR WIRELESS COMMUNICATION FACILITIES" and redefine the purpose of the regulations, to change the abbreviation for the Industrial Zone to "I" from "M", and to limit principal buildings per lot to one, to specify Flood Hazard Definitions to be specific to the section, to add uses permitted on appeal to N-C and G-C Zones, to add multiple family use as a permitted use in the R-3 Zone, to add Golf courses and country clubs as a use permitted on appeal in the R-1 Zone, to remove nonprescriptive wording in Day Care Regulations, to change the design requirements for uses in the R-3 Zone, to allow Town Planner to take appeals to the BZA, change building inspector to Town Planner to bring Pattern Books Amendment to governing authorities, to add "DEVELOPED" properties to design guidelines, to add institutional uses permitted on appeal in Residential Zones to design review requirements. Commissioner Moore made a motion to send a recommendation to the Board of Mayor and Aldermen to amend the Town of Atoka's Municipal Zoning Ordinance by define Mobile Homes,, Manufactured Housing, Modular Housing and Wireless Communication Facilities, to rename TITLE 14.4 "SPECIFIC STANDARDS FOR WIRELESS COMMUNICATION FACILITIES" and redefine the purpose of the regulations, to change the abbreviation for the Industrial Zone to "I" from "M", and to limit principal buildings per lot to one, to specify Flood Hazard Definitions to be specific to the section, to add uses permitted on appeal to N-C and G-C Zones, to add multiple family use as a permitted use in the R-3 Zone, to add Golf courses and country clubs as a use permitted on appeal in the R-1 Zone, to remove nonprescriptive wording in Day Care Regulations, to change the design requirements for uses in the R-3 Zone, to allow Town Planner to take appeals to the BZA, change building inspector to Town Planner to bring Pattern Books Amendment to governing authorities, to add "DEVELOPED" properties to design guidelines, to add institutional uses permitted on appeal in Residential Zones to design review requirements. Commissioner Harber seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shopher , Yes. Commissioner Moore, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

NEW BUSINESS - NONE

MISCELLANEOUS ITEMS FOR THE PLANNING COMMISSION – Commissioner Harber asked about the status of the Ballfield on Rosemark Road. He spoke of concerns with the ballfield including a truck parked on the lot, the appearance of the storage containers, trash on lot, and port-a-potty.

Commissioner Harber asked the Town Administrator about the status of filling the vacant position of Reginal Planning Commissioner.

CITIZEN CONCERNS–
ADJOURNMENT

Commissioner Harber made a motion to adjourn. Commissioner Moore seconded. All approved.

Meeting adjourned at 7:25pm.



Stephen Shopher, Chair

Vicki Shipley, Secretary


Commissioner