



Municipal-Regional Planning Commission

Meeting - Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday October 20, 2020
6:30 p.m.

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

Michael Smith
John Harber

Keith Moore
Stephen Shopher

Brett Giannini
Vicki Shipley via Zoom

Absent:

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 September 17, 2020—Commissioner Moore made a motion to approve the September 17, 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 Smith, 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 Sterling Meadows Preliminary Plat** – Tony Terhune, Apex Home Builders Town Planner Shelly Johnstone, AICP presented the Preliminary Plat history from the previous meeting. The Preliminary Plat was tabled at the September meeting. A meeting with the developer's engineers and Town staff took place between the two Planning Commission meetings but, the issues still stand. A new preliminary plat has not been submitted. The Town Planner advised that she still stands behind the staff report. Tony Terhune, Apex asked how the Commission could deny the Plat if it meets all the requirements to the regulations. Will Patterson, Apex attorney spoke on the concerns of the definition of a legal subdivision and how the project does meet the legal description of a subdivision. Bill Scott, Atoka Fire spoke in regard to the adoption of the 2015 Fire Code which addresses the required egresses. Chair Shopher stated that citizens in Sterling Ridge have started a petition against any further development to the back of Sterling Ridge Subdivision. Pinky Dike, WH Porter asked the Commission if he could give the Commission a history of the project. He stated the project conversations with Sterling VII and the project at hand began with the prior Administrator Brian Koral. Mr. Dike stated that Nugget Lane was the option that Koral and Apex came up with to address the egress issue. Three citizens stated their safety concerns of the additional houses that will be added to the back of this subdivision. Commissioner Giannini made a motion to deny the Preliminary Plat for Sterling Meadows on the following reasons: The proposed subdivision does not adequately address the overall health, safety, and well-being of the citizens of Atoka; It does not provide adequate access and has a future road extension that is not buildable as currently shown; The Plat does not meet the current 2015 Fire Code and on the advice of the Town Planner. Commissioner Smith 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. Consideration of Amendments to the Atoka Zoning Ordinance & Subdivision Regulations/ appointment of a committee to review - Shelly Johnstone, AICP requested the Commission to establish a committee to review an annotated version with all corrections and changes to the zoning ordinance . Commissioner Giannini requested a temporary moratorium on all sign permits until the review is complete and presented to the Board for approval. The Commission agreed to establish a committee which will include some citizens, a developer, a couple of Planning Commissioners, Board member and staff. Giannini made a motion to send a recommendation to the Board of Mayor and Alderman to approve a temporary moratorium on issuing any sign permits until December. Commissioner Smith 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.

NEW BUSINESS

1. Leducor Site Plan Review for telecommunications facility Town Planner Shelly Johnstone, AICP presented the site plan for the telecommunications facility. Leducor representative answered questions from the Commission. Commissioner Harbor made a motion to approve the Site Plan as presented with the fencing recommendation from the Planner. Commissioner Giannini 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. Report on staff approval of minor subdivisions Town Planner Shelly Johnstone, AICP presented Smith and Bethel Minor Plat , Lot 8 & 108 Williamsburg and Vucon Commercial Subdivision which were all approved in house.

3. Plat Amendment- Lochmeade III Subdivision Lots 37 and 38 Town Planner Shelly Johnstone, AICP presented Lochmeade III Lots 37 and 38. David Tucker, D & D explained the circumstances for the request to amend the plat. The plat was reviewed by the BZA for a variance request which was granted prior to the Planning Commission meeting. Commissioner Harber made a motion to approve the minor subdivision. Commissioner Giannini 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.

OTHER BUSINESS - NONE

MISCELLANEOUS ITEMS FOR THE PLANNING COMMISSION – Commissioner Harber asked the Town Administrator if there were any updates on the appointment for the Regional Planning Commissioner. Marc Woerner, Town Administrator advised he would be putting the information out the following week.

CITIZEN CONCERN – Trisha Phelps, Sterling Ridge Subdivision Property Owner, thanked the Commission for taking the citizens' concerns into consideration during the Sterling Meadows Plat review.

ADJOURNMENT

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

Meeting adjourned at 7:42pm.

Stephen Shopher, Chair

Vicki Shipley, Secretary