

PLANNING COMMISSION MINUTES

January 26, 2016

6:30 p.m.

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at 6:30pm.

Members Present

Scott Leason

David Lewis

Brad Long

Samuel McVay

David Stewart

Gerald Watson

Staff Present

Jay Shivers

Others Present

Spenser Bedora

Mark Denny

Skipp Kistler

2. APPROVAL OF MINUTES

A motion was made by Commissioner Stewart to approve the October 27, 2016, minutes, seconded by Commissioner Leason. The motion passed unanimously (6-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 17-001-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 2005 SW HAVERHILL ROAD FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

A) PRESENTATION OF REQUEST

Jay Shivers made a brief presentation on the application and reviewed the staff memo. Mr. Shivers explained that this is in the extraterritorial jurisdiction; the City has control over land uses and zoning while all permits and site plans go through Butler County. Mr. Shivers also noted that David Alfaro, representing Butler County, supports the request.

Spenser Bedore and Mark Denny of Herc Rentals and Skipp Kistler of Holly Frontier spoke to the Commission next. They said Holly Frontier currently owns the property and Herc Rentals will build an equipment rental location at the northeast corner of the property. They have no plans for the remaining property at this time.

Chairmen Long asked if Herc Rentals has been supplying equipment to Holly Frontier. Mr. Denny confirmed that regularly do so. Chairman Long asked if there would be any nearby road improvements. Mr. Shivers said he spoke with Mr. Alfaro at Butler County about the land uses but did not discuss potential road improvements. Mr. Denny said the corner of the property used to have a bar on it and that there is still road access where the old parking lot was located.

B) PUBLIC HEARING

Chairman Long opened the public hearing. Commissioner Watson asked why the property isn't squared off and follows the creek. Mr. Kistler said to his knowledge that is the property they own. He was it is about 40 acres total. Commissioner Watson asked if Holly Frontier owns land west of the creek. Mr. Kistler replied that they do not. Mr. Shivers said that public hearing notices were sent to property owners within 1,000 feet and confirmed that Holly Frontier does not own any properties to the west.

Commissioner Watson said they are pumping fluid out of the ground and asked if that is considered an oil well. Mr. Shivers said the oil pumping activities and agriculture uses on the property can continue under the new zoning.

Mr. Shivers informed the Commission that Gary Willhite, of Savage Services, and John Banks, neighboring property owners, asked about the rezoning and said they have no objections.

C) DISCUSSION BY PLANNING COMMISSIONERS

No further discussion.

D) MOTION

Commissioner Leason moved to recommend approval of Case No. 17-001-REZ, an application by HollyFrontier El Dorado, LLC, to rezone 2005 SW Haverhill Road, from A-R Agricultural Residential District to I-1 Light Industrial District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Watson. The motion passed unanimously by voice vote (6-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers informed the Planning Commission there would be a meeting on February 23rd.

6. ADJOURNMENT

The meeting was adjourned at 6:44pm.