



DEVELOPMENT  
SERVICES

**Planning Commission Minutes  
January 23, 2023**

The City of Yukon Planning Commission held a Meeting January 23, 2023 at 7:00 p.m. in the Centennial Building at 12 South 5<sup>th</sup> St.

ROLL CALL: (Present)      Bill Baker, Chairman  
                                      David Enmark, Commissioner  
                                      Jarrid Wright, Vice-Chairman  
                                      Nick Grba, Commissioner  
                                      Jeff Geis, Commissioner

OTHERS PRESENT:                Jessica Blythe, City Planner  
  Mark Zitzow, City Planner  
  Julie Shannon, Secretary  
  Roger Rinehart, City Attorney  
  Mitchell Hort, Assistant City Manager

INVOCATION:                      Commissioner Baker  
FLAG SALUTE:                      Commissioner Grba

**1.ITEM:      APPROVAL OF THE MINUTES OF THE DECEMBER 12, 2022 MEETING**

Commissioner Enmark stated I would like to motion to approve the minutes of the December 12, 2022 meeting.

Seconded by Commissioner Wright

The Vote:  
Ayes: Baker, Geis, Wright, Grba, Enmark  
Nays: None  
Vote: 5-0                      Motion Carried

**2.ITEM:      VISITORS**

None

**3.ITEM:** TO HEAR A REQUEST BY SHANE SWEARINGEN, FOR A PLANNED UNIT DEVELOPMENT (PUD) AT 1401 LAKESHORE DRIVE. LEGAL DESCRIPTION: A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, YUKON, OKLAHOMA.

Warren Peacock of Peacock Design spoke on behalf of Shane Swearingen. He said that Mr. Swearingen wanted to clean up the property, add parking and landscaping and another building.

Commission Baker asked Mr. Peacock if he had read the staff recommendations and he said he had not. He then took a moment to review the staff report and said that they could meet those conditions and that they were in line with what Mr. Swearingen wanted to do.

Commissioner Grba made a **motion** to approve by stating “In the case of the I-1 PUD application by Peacock Design, on behalf of Shane Swearingen, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with the staff findings cited in the Staff Report. I move that this item be recommended for approval with the following additional conditions:

1. Wall packs on buildings may be used at entrances to a building, not to provide general building or site lighting. Wall packs on the exterior of a non-residential building shall be fully shielded (true cut-off type bulb or light source not visible from off-site) where abutting residential district or use.
2. Lighting must be installed to shield and direct light away from abutting lots that are not under common ownership or control with the lot on which the lights are located. Shielding must be designed and installed to ensure that the light-producing element of the fixture is not visible from on the abutting property, as measured five (5) feet above grade. Lighting fixtures cannot be more than 20 feet in height.
3. A typo in the Use and Development Requirements section must be corrected from “strong” to “storing” or the intended term.
4. Signage within this PUD shall not exceed 12 feet in height and 100 square feet in area.
5. Language be added to Section 10 Architecture: “The existing buildings shall be deemed in conformance with this regulation. Should the site be redeveloped or significantly remodeled, any new structures must be brought into conformance with the above requirements.”
6. Landscaped buffer of one of the following with screening along Lakeshore Drive frontage:

- a. A sight-proof fence (minimum six (6) feet in height) and trees planted 25-feet on center
- b. A sight-proof fence (minimum six (6) feet in height) and evergreen trees/shrubs planted 25-feet on center
- c. An evergreen buffer, six (6) feet in width, planted with evergreen plantings of at least six (6) feet in height at the time of planning, and spaced in a manner to provide an opaque visual barrier.”

Seconded by Commissioner Enmark

The Vote:

Ayes: Baker, Geis, Wright, Grba, Enmark

Nays: None

Vote: 5-0                      Motion Carried

**4. ITEM:**     TO HEAR A REQUEST BY SHANE SWEARINGEN FOR A PRELIMINARY PLAT, AT 1401 LAKESHORE DRIVE. LEGAL DESCRIPTION; A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, YUKON, OKLAHOMA.

Warren Peacock of Peacock Design spoke on behalf of Shane Swearingen. He stated that Mr. Swearingen wanted to split the lot so that he might be able to sell them separately in the future. They are providing water and sewer service to each lot and adding entrances on each end.

Commissioner Wright asked how far the distance was between entrances and how the traffic flow would impact the neighborhood across the street. Mr. Peacock said the distance was over 100 feet and that the lots would have cross access agreements.

Development Services Director/Assistant City Manager Mitchell Hort was asked to comment about the project, and he had no objections or comments other than the property was a low traffic generating use and that the entrances are existing and do not pose a problem for the neighborhood across the street. He said the gravel parking lot was going away.

Commissioner Wright stated that he would like to make the **motion**;

“In the case of the Preliminary Plat application by Peacock Design, on behalf of Shane Swearingen, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with the staff findings cited in the Staff Report. I move that this item be recommended for approval with the following additional condition:

1.     Tract A and Tract B must be changed to Lot 1 and Lot 2, respectively.”

Seconded by Commissioner Geis

<b>Vote:</b>	Ayes:	Baker, Wright, Enmark, Grba, Geis
	Nayes:	None
	Vote: 5-0	Motion Carried

Planning Secretary, Julie Shannon, added that items 3 & 4 will be on the Feb. 21 City Council agenda.

**5. ITEM:**      NEW BUSINESS

NONE

**6. ITEM:**      OPEN DISCUSSION

Mitchell Hort notified the Planning Commission that letters would soon be going out to the public about zoning corrections related to the Development Code Update. He urged them to review any documents that were sent out and ask questions about the final draft. The next time they discuss it in public meeting, they would need to make a recommendation to City Council. The document will be sent out to the commissioners as a hard copy and electronically.

Mitchell was asked about the date of the bond issue vote which will be Feb. 14<sup>th</sup>.

**7. ITEM:**      ADJOURNMENT - NEXT MEETING FEBRUARY 13, 2023