



EL DORADO

THE FINE ART OF LIVING WELL

PLANNING COMMISSION MINUTES

June 27th, 2019

6:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present

Scott Hackler
Scott Leason
Brad Long
David Stewart
Kelly Tetrick
Gerald Watson

Staff Present

Jay Shivers

Others Present

Aaron Diacon Magellan Midstream Partners, One Technology Center, Tulsa, OK
Ivory J. Hitz Magellan Midstream Partners, One Technology Center, Tulsa, OK

2. APPROVAL OF MINUTES

Commissioner Long moved to approve the meeting minutes for May 30th, 2019, seconded by Commissioner Stewart. The motion passed unanimously (6-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 19-02-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE A 19 ACRE TRACT ON S. HAVERHILL ROAD FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

ITEM NO. 2 – CASE NO. 19-04-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW GAS AND FUEL STORAGE ON A 19 ACRE TRACT ON S. HAVERHILL ROAD.

1. Presentation of Request

Staff reviewed the rezoning and Special Use Permit application together. Mr. Shivers said the first part of the request is to rezone the property from Agricultural Residential to Light Industrial. The applicant's proposal needs a Special Use Permit in I-1. Mr. Shivers said the Butler County Commission reviewed the case on Tuesday and voted unanimously to find the project within the scope of their Comprehensive Plan. Mr. Shivers reviewed the existing land uses and zoning on the property and in the area. He said the applicant proposed a new spherical gasoline tank up to 90 feet in height and 62 feet in diameter. Mr. Shivers showed the site plan and pictures of similar tank designs. Mr. Shivers said most rezoning and SUPs have impacts. He said the tank will have a closed venting system to prevent smell, the tank will include a new pump that is no louder than the existing tank pumps, and the tank will be visible at about 90 feet in height. The existing tanks are about 50 feet in height. Staff mailed notifications to 1,000 feet. Butler County College acknowledged receipt and did not have any questions. No other comments, support, or opposition were received.

Aaron Diacon and Ivory Hitz, representing Magellan Midstream Partners, said the height includes appurtenances such as a light pole and vents so the actual height of the tank will be about 75 to 80 feet. Mr. Diacon said they use these tanks in other cities and have not received any complaints.

Chairman Tetrick asked if the property to the east zoned A-R has a SUP. Mr. Shivers said his understanding is that the County allowed such uses under their agricultural zoning. The city took over zoning jurisdiction in 2009. Any expansion of the property would need rezoning and a SUP.

Commissioner Long asked what type of fuel would be stored in the tank. Ms. Hitz said gasoline, she further clarified RVP gasoline, not natural gas. Commissioner Long said there would no increase in traffic or road construction. Mr. Diacon agreed.

Chairman Tetrick asked if it would use existing pipelines. Mr. Diacon said they would install a new pipeline to their terminal on Sunset Road in their existing pipeline right-of-way. Ms. Hitz said everything will come in and go out by pipeline. No new entrances or traffic beyond maintenance.

Chairman Tetrick said he works for Holly Frontier and not associated with this department or project.

2. Public Hearing

Chairman Tetrick opened the public hearing for the rezoning and SUP. There being no one to speak, the public hearing was closed.

3. Discussion by Planning Commission

Commissioner Long asked if Magellan wants more tanks, will they vote on that. Mr. Shivers said that it would be another SUP. He said they can issue a SUP on a structure by structure basis or approve the land use for the entire property. Mr. Shivers said he wrote the ordinance to approve the structure due to the size of the structure and so that future tanks could be reviewed.

Commissioner Watson asked if the college opposed the project. Mr. Shivers said they just thanked us for notifying them and confirmed they reviewed it. They had no questions or comment.

4. Motion

Commissioner Long moved to recommend approval of Case No. 19-02-REZ, an application by Magellan Pipeline, to rezone the 19 acre tract located on the east side of S. Haverhill Road approximately 750 feet north of Sunset 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 Stewart.

Roll Call Vote

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| Commissioner Hackler | Y |
| Commissioner Leason | Y |
| Commissioner Long | Y |
| Commissioner Stewart | Y |
| Chairman Tetrick | Y |
| Commissioner Watson | Y |

The motion passed unanimously (6-0).

Commissioner Leason moved to recommend approval of Case No. 19-04-SUP, a request by Magellan Pipeline, for a Special Use Permit to allow a gasoline storage tank up to 90 feet in height on the 19 acre tract located on the east side of S. Haverhill Road approximately 750 feet north of Sunset Road, for the reasons set forth in the staff recommendation and heard at this public hearing, seconded by Commissioner Hackler.

Roll Call Vote

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| Commissioner Hackler | Y |
| Commissioner Leason | Y |
| Commissioner Long | Y |
| Commissioner Stewart | Y |
| Chairman Tetrick | Y |
| Commissioner Watson | Y |

The motion passed unanimously (6-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers provided an update on the Deer Grove SUP. Mr. Shivers informed the Commission there would be a meeting on July 25th.

6. ADJOURNMENT

The meeting adjourned at 6:45pm.