

TOWN OF HOCHATOWN
REGULAR MEETING OF THE PLANNING COMMISSION
April 30th, 2026, at 4:00 p.m.
Hocha Town Hall - 101 Rock Oak Lane - Hochtatown, OK 74728

MEETING MINUTES

All items on this agenda, including but not limited to any agenda item concerning the recommendation of the adoption of any ordinance, resolution, or any other item of business, are subject to **amendment**, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing the same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the Commission will be advised to continue the item.

The Commission may recommend approval, recommend denial, amend, strike, or continue any agenda item. When more information is needed to act on an item, the Commission may refer the matter to staff and attorney.

1. Call to Order.

Who ordered: Tommy (Blue) McDaniel
Time: 4:00 p.m.

2. Roll Call.

Member Name	Present	Absent
Scott Cross	Y	
Courtney Shupert		Absent
Scott Christian	Y	
Brad Bollinger	Y	
Tommy (Blue) McDaniel	Y	

A quorum was present.

3. Public Comment.

No public comments were made.

4. Recognition of Guests.

Chairman Tommy (Blue) McDaniel recognized the guests and thanked them for their attendance.

5. Consent Docket:

- a. Approval of April 21st, 2026, Special Meeting Minutes.

6. Discussion, consideration, and possible action (approval, rejection, amendment and/or postponement) regarding items removed from the Consent Docket.

Motion: To approve April 21, 2026 Special Meeting Minutes.

By: Brad Bollinger

Second: Scott Cross

Roll Call Vote:

Member	Vote
Scott Cross	Y
Courtney Shupert	Absent
Scott Christian	Y
Brad Bollinger	Y
Tommy (Blue) McDaniel	Y

The motion carried.

7. Discussion only regarding a proposed amendment to the Commercial Zoning Regulations, including the establishment of additional commercial zoning layers.

Jessica Boyle presented an overview of the proposed zoning code updates, including commercial zoning districts, permitted use tables, bulk standards, signage regulations, architectural design standards, and landscaping requirements. She explained the purpose and development standards for the Commercial Recreation, Commercial Light, Commercial General, and Commercial Heavy districts, emphasizing the goal of creating a clear and user-friendly code that encourages high-quality development without overly burdensome regulations. Jessica also reviewed proposed signage standards for on-premises signs, wall and attached signs, electronic message display signs (EMDs), monument signs, and temporary signage, including regulations related to materials, placement, size, and display limitations, while emphasizing the importance of preserving mature vegetation and maintaining the natural character of the area.

This item was for discussion only. No action was taken.

Planning Commission member Courtney Shupert arrived at 4:13 p.m.

8. Discussion only regarding a proposed signage ordinance, including potential regulations, standards, and enforcement provisions.

The planning commission discussed the proposed signage ordinance, where Jessica Boyle shared additional design standards related to signage, including neon signs and electronic message display signs (EMDs). The Planning Commission discussed the conditions under which neon signs may be permitted, particularly when visible from residential or agricultural properties, and reviewed detailed EMD requirements related to size, brightness, and placement.

This item was for discussion only. No action was taken.

9. Discussion only regarding a proposed overlay district, including applicability, development standards, and implementation considerations.

The Planning Commission discussed the use of design and overlay districts to establish area-specific architectural and development standards. It was noted that the current zoning draft already contains detailed regulations, which is why an overlay district was not initially included. The group discussed the possibility of adjusting regulations in certain areas through future workshops, including relaxing or tightening standards as needed, while maintaining flexibility to add area-specific requirements later.

This item was for discussion only. No action was taken.

10. Discussion, consideration and possible action to adjourn.

Motion: To adjourn.

By: Scott Christian

Second: Brad Bollinger

Roll Call Vote:

Member	Vote
Scott Cross	Y
Courtney Shupert	Y
Scott Christian	Y
Brad Bollinger	Y
Tommy (Blue) McDaniel	Y

The motion carried.

Time: 4:44 p.m.

Absent

Scott Christian, Planning Commission Member

[Signature]

Scott Cross, Planning Commission Member

[Signature]

Tommy McDaniel, Planning Commission Chairman

[Signature]

Brad Bollinger, Planning Commission Member

[Signature]

Courtney Shupert, Planning Commission Member

Attest:

[Signature]

Julie Arrieta, Town Clerk

