

SPECIAL MEETING OF THE PLANNING COMMISSION

April 21, 2026, at 4:00 p.m.
Hochatown Town Hall
101 Rock Oak Lane - Hochatown, OK 74728

PUBLIC HEARING 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: 4:03 p.m.

2. Roll Call.

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

3. Recognition of Guests.

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

4. Consent Docket: *The following items are considered routine by the Board of Trustees and will be enacted with one motion. Discussion desired on any item, that item will be removed from the Consent Docket and considered separately.*

- a. Approval of February 26th, 2026, Regular Meeting Minutes.

Motion: To approve February 26, 2026 Regular Meeting Minutes.

By: Scott Cross

Second: Scott Christian

Roll Call Vote:

Member	Vote
Tommy (Blue) McDaniel	Y
Scott Cross	Y

Scott Christian	Y
Brad Bollinger	Y
Courtney Shupert	Absent

The motion carried.

- Discussion, consideration and possible action to open the “Hochatown Public Hearing” for comments and questions pertaining to the request to rezone a 1.81-acre parcel located at or near 427 Stephens Gap Road, being a portion of the South Half of Lot 19 and a tract lying in the SE/4 of the NE/4 and the NE/4 of the SE/4 of Section 35, Township 4 South, Range 24 East, McCurtain County, Oklahoma, from its current Residential designation to a Commercial designation.**

Motion: To open the Hochatown Public Hearing.

By: Scott Christian

Second: Scott Cross

Roll Call Vote:

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

The motion carried.

Public Hearing Comments Open Time: 4:10 p.m.

The Planning Commission heard a presentation from the applicant’s representative regarding a request to rezone approximately 1.81 acres located near 427 Stephens Gap Road from Residential to Commercial. The applicant explained that the property consists of two adjoining parcels under common ownership, with the front portion currently zoned Commercial and the rear portion zoned Residential. The request was made to rezone the rear portion to Commercial in order to unify the property and allow for cohesive development. The applicant indicated their intent to develop a multi-unit residential project, estimated at approximately 24 units, consisting of one- and two-bedroom apartments, subject to design constraints, DEQ requirements, and Town ordinances. It was further explained that the rezoning would eliminate internal setback conflicts and allow for more practical site planning, including parking, access, and septic placement.

Commission members engaged in discussion regarding zoning considerations, including the compatibility of commercial zoning adjacent to residential properties, required green space buffers, and infrastructure limitations. Concerns were raised regarding traffic conditions along Stephens Gap Road, particularly during peak tourism seasons, and the potential impact additional development could have on congestion and safety. Additional discussion addressed the requirements for septic systems, fire access, parking capacity, and compliance with recently adopted zoning regulations.

During the public comment portion of the hearing, several residents expressed opposition to the rezoning request. Concerns included increased traffic, environmental impacts related to wastewater and septic systems, potential noise and lighting issues, and the overall effect on the character and quality of life within the surrounding residential area. Residents also expressed concern regarding the density of the proposed development and the possibility of broader commercial uses if the zoning change were approved. Staff provided clarification on the zoning process, explaining that the Planning Commission serves in an advisory capacity and that the request would proceed to the Board of Trustees if recommended. Staff also outlined that additional approvals, including potential variances and building permit reviews, would be required prior to development, some of which may include additional public hearings depending on the scope of the request.

Planning Commission member Scott Christian departed at 5:03 p.m.

- 6. Discussion, consideration and possible action to close the “Hochatown Public Hearing” for comments and questions pertaining to the request to rezone a 1.81-acre parcel located at or near 427 Stephens Gap Road, being a portion of the South Half of Lot 19 and a tract lying in the SE/4 of the NE/4 and the NE/4 of the SE/4 of Section 35, Township 4 South, Range 24 East, McCurtain County, Oklahoma, from its current Residential designation to a Commercial designation.**

Motion: To close the Hochatown Public Hearing.

By: Brad Bollinger

Second: Scott Cross

Roll Call Vote:

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

The motion carried.

Public Hearing Comments Close Time: 5:06 p.m.

- 7. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the request to rezone a 1.81-acre parcel located at or near 427 Stephens Gap Road, being a portion of the South Half of Lot 19 and a tract lying in the SE/4 of the NE/4 and the NE/4 of the SE/4 of Section 35, Township 4 South, Range 24 East, McCurtain County, Oklahoma, from a Residential designation to a Commercial designation.**

The Planning Commission discussed the request to rezone approximately 1.81 acres near 427 Stephens Gap Road from Residential to Commercial, with members considering factors including traffic impacts, compatibility with surrounding residential areas, and alignment with the Town’s long-term vision and development standards. Concerns were expressed regarding increased congestion along Stephens Gap Road, the intensity of potential development, and the impact on nearby residents.

Motion: To not recommend approval of the rezoning request to the Board of Trustees.

By: Scott Cross

Second: Brad Bollinger

Roll Call Vote:

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

The motion carried.

- 8. Discussion Only: Regarding concerns related to the use of engine compression brakes (“Jake Brakes”) by large commercial vehicles traveling through town, including potential impacts to noise, public safety, and quality of life for residents and visitors.**

The Planning Commission discussed concerns related to the use of engine compression brakes (“Jake Brakes”) by large commercial vehicles traveling through town. Members noted increasing complaints from residents regarding excessive noise and potential safety issues, particularly along both the north and south ends of town. It was discussed that the use of Jake Brakes has become disruptive to quality of life and may be used aggressively by drivers in certain areas. Staff requested directions from the Commission, and consensus was expressed in support of addressing the issue.

No action was taken.

- 9. Discussion, consideration and possible action to adjourn.**

Motion: To adjourn.

By: Scott Cross

Second: Brad Bollinger

Roll Call Vote:

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

The motion carried.

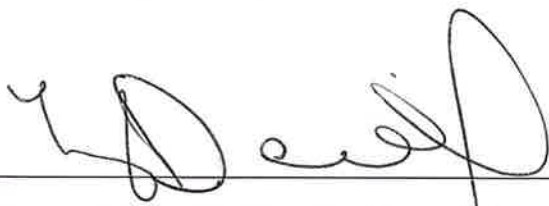
Time: 5:16 p.m.

Absent

Scott Christian, Planning Commission Member



Scott Cross, Planning Commission Member



Tommy McDaniel, Planning Commission Chairman

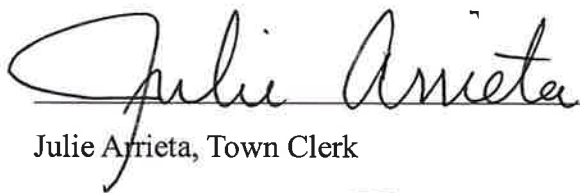


Brad Bollinger, Planning Commission Member

Absent

Courtney Shupert, Planning Commission Member

Attest:



Julie Arrieta, Town Clerk



