

**TOWN OF HOCHATOWN
SPECIAL MEETING OF THE PLANNING COMMISSION**

May 13th, 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: 4:01 p.m.

2. Roll Call.

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

A quorum was present.

3. Recognition of Guests.

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

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

The presentation by Jessica Boyle focused on reviewing and refining the draft commercial zoning code, with discussions centered on commercial use regulations, signage standards, landscaping requirements, and development compatibility. A major topic was the regulation of drive-through facilities, including the use of special exceptions and maintaining a 150-foot setback for speaker boxes near residential properties. Participants also discussed preserving the community's character by

limiting large chain-style developments and supporting local businesses.

The Planning Commission Board reviewed distinctions between RV parks and mobile home parks, emphasizing the need for clearer definitions and updated compliance standards for existing and future developments. Signage regulations received significant attention, including requirements for monument signs, wall signs, colors, materials, lighting, maintenance standards, and approval processes for murals and electronic message display signs. Temporary signage permitting and tracking procedures were also discussed to ensure compliance with display limitations.

The Planning Commission also had discussions focused on exterior building materials, landscaping, tree preservation, screening requirements, and green space buffers. Recommendations included adding maintenance requirements for landscaping and irrigation, preserving existing trees, screening rooftop equipment and propane tanks, and ensuring fencing standards are consistent. The group also considered building height limitations in relation to ISO fire ratings and clarified that multi-unit buildings must comply with exterior material standards for each structure.

The meeting concluded with several action items to revise and strengthen the draft code, including updates to signage language, maintenance requirements, screening provisions.

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

Planning Commission member Courtney Shupert departed at 4:31 p.m.

Planning Commission member Courtney Shupert arrived at 5:52 p.m.

Planning Commission member Scott Christian departed at 6:17 p.m.

5. Discussion, consideration and possible action to adjourn.

Motion: To adjourn.

By: Courtney Shupert

Second: Brad Bollinger

Roll Call Vote:

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

The motion carried.

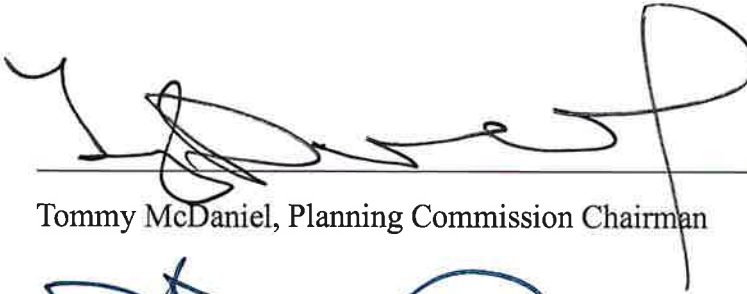
Time: 7:00 pm

Absent

Scott Christian, Planning Commission Member

Absent

Scott Cross, Planning Commission Member



Tommy McDaniel, Planning Commission Chairman

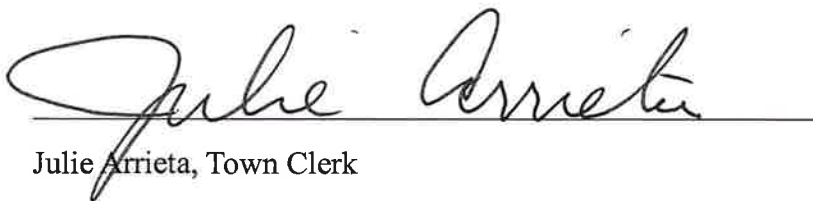


Brad Bollinger, Planning Commission Member



Courtney Shupert, Planning Commission Member

Attest:



Julie Arrieta, Town Clerk

