

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

May 29<sup>th</sup>, 2025, at 4:00 p.m.  
101 Rock Oak Lane - Hochatown, 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, attorney.

**1. Call to Order.**

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

**2. Roll Call.**

Member Name	Present	Absent
Tommy McDaniel	Y	
Ruth Notestine	Y	
Courtney Shupert		Y
Scott Cross		Y
Scott Christian	Y	

A quorum was present.

**3. Recognition of Guests.**

Chairman Tommy McDaniel recognized the guest and thanked them for their attendance.

**4. Consent Docket:**

- a. Approval of the May 15, 2025, Special Meeting Minutes.
- b. Approval of the April 24, 2025, Regular Meeting Minutes.

*Motion:* To approve Consent Docket.

*By:* Ruth Notestine

*Second:* Scott Christian

**Roll Call Vote:**

Member	Vote
Tommy McDaniel	Y
Ruth Notestine	Y
Courtney Shupert	Absent
Scott Cross	Absent
Scott Christian	Y

The motion carried.

5. **Discussion, consideration and possible action (approval, rejection, amendment, and/or postponement) to add language to the code requiring that all RV parks include a storm shelter as part of their site development requirements.**

*Discussion:*

Member Ruth Notestine introduced the idea of requiring future RV parks to include storm shelters to address safety during severe weather. Discussion followed regarding feasibility, cost, size, and implementation. It was noted that shelters could be multi-use structures (e.g., laundry/shower buildings) and would not apply retroactively. Town Administrator Adam Vossen supported continued dialogue, referencing ongoing emergency planning efforts.

*Courtney Shupert joined virtually while discussion was underway.*

*Motion:* To take no action.

*By:* Ruth Notestine

*Second:* Scott Christian

**Roll Call Vote:**

Member	Vote
Tommy McDaniel	Y
Ruth Notestine	Y
Courtney Shupert	Y
Scott Cross	Absent
Scott Christian	Y

The motion carried.

6. **Discussion, consideration and possible action (approval, rejection, amendment, and/or postponement) to adopt a formal procedure, in accordance with state regulations, for amending the Town's official rezoning process.**

*Discussion:*

Town Administrator Adam Vossen explained that the current zoning code includes vague references to a zoning permit and lacks a clearly defined rezoning process. He is working with the Town's planning consultant to draft appropriate procedural language. Member Ruth Notestine noted that the existing code conflates map and text amendments, which should be addressed.

*Motion:* To take no action.

*By:* Ruth Notestine

*Second:* Scott Christian

**Roll Call Vote:**

<b>Member</b>	<b>Vote</b>
Tommy McDaniel	Y
Ruth Notestine	Y
Courtney Shupert	Y
Scott Cross	Absent
Scott Christian	Y

The motion carried.

**7. Discussion Only: Potential future land use of Lots 290, 291, 292, 293, 294, and 354 in the Southern Sunrise Phase 2 Subdivision.**

Applicant Brad Snyder addressed the board, stating that the original approved plat designated these lots as commercial. He noted the need for small-scale commercial access for short-term rental areas. Commissioners discussed original zoning expectations and potential uses.

**8. Discussion Only: Potential Zoning of Tracts 4 and 5, Southeast Quarter of Section 35, Township 4 South, Range 24 East.**

*Discussion:*

Applicant Rusty Vaughn spoke regarding the intent to pursue commercial zoning on two parcels purchased prior to the Town's incorporation. He outlined a vision for development and offered the possibility of donating a portion of the land to the Town for public use. Multiple residents voiced concerns about increased traffic, noise, and property access. Alternate access points were discussed.

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

*Motion:* Motion to adjourn.

*By:* Ruth Notestine

*Second:* Scott Christian

**Roll Call Vote:**

<b>Member</b>	<b>Vote</b>
Tommy McDaniel	Y
Ruth Notestine	Y
Courtney Shupert	Y
Scott Cross	Absent
Scott Christian	Y

The motion carried and the meeting adjourned.

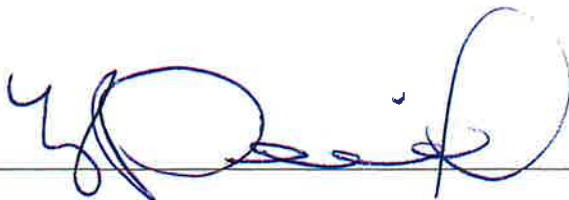
Time: 4:57 p.m.



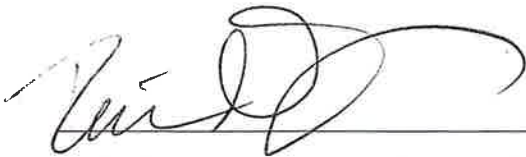
Scott Christian, Planning Commission Member

ABSENT

Scott Cross, Planning Commission Member



Tommy McDaniel, Planning Commission Chairman



Ruth Notestine, Planning Commission Member



Courtney Shupert, Planning Commission Member

Attest:



Julie Arrieta, Town Clerk

