

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

January 29th, 2026, at 4:00 p.m.
Hochatown Town Hall
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: Tommy (Blue) McDaniel
Time: 4:04 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. Public Comment.

There were no requests to address the Board.

4. Consent Docket:

- a. Approval of the December 11th, 2025, Regular Meeting Minutes.

Motion: To approve Consent Docket.

By: Scott Christian

Second: Brad Bollinger

Roll Call Vote:

Member	Vote
Tommy (Blue) McDaniel	Y
Scott Cross	Y
Scott Christian	Y

Brad Bollinger	Y
Courtney Shupert	Absent

The motion carried.

5. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding a presentation by TSW on the Draft Comprehensive Plan, including its overview, content, and development process.

TSW provided a presentation on the Draft Comprehensive Plan, outlining the planning process, community engagement efforts, and key themes identified through public input. The presentation included an overview of strategic priorities such as infrastructure and public safety, sustainable growth, environmental stewardship, economic diversification, housing attainability, preservation of community character, and expansion of parks and trail systems. Updates to the Future Land Use Map, annexation study areas, and the Master Thoroughfare Plan were also discussed, along with implementation strategies and phased action steps. Members discussed the scope of the draft plan and the importance of reviewing the document thoroughly prior to adoption.

Discussion only. No action taken.

6. Discussion Only: Evacuation Routes and Potential Bypass Options.

The Town Administrator led a discussion regarding evacuation routes and potential bypass options, referencing subdivision layouts and major collector routes within and surrounding the Town. Members discussed emergency access concerns highlighted during recent winter storm events, including gated access points, coordination with Weyerhaeuser, and long-term considerations for improving connectivity and roadway standards. The importance of planning for safe and efficient evacuation during peak tourism seasons was emphasized.

Discussion only. No action taken.

7. Discussion Only: Preliminary Annexation Planning and Long-range Planning Policy Considerations.

The Commission discussed preliminary annexation planning and long-range policy considerations, particularly in light of recent storm-related emergency response limitations outside municipal boundaries. It was noted that several subdivisions expressed interest in annexation following the Town's inability to provide services beyond its jurisdiction. Discussion included potential annexation areas, infrastructure capacity, public safety considerations, road standards, and the need for financial and service impact analysis prior to formal action. Members agreed that additional information and evaluation would be necessary before proceeding.

Discussion only. No action taken.

8. New Business: any matter not known or which could not have been reasonably foreseen prior to the time of posting the agenda.

The Town Administrator provided an update regarding commercial zoning regulation revisions currently under development with Johnson & Associates. Proposed district classifications and potential design standards were discussed, including architectural guidelines, façade materials, landscaping and buffering requirements, lighting standards, signage limitations, and compatibility with the Town's Comprehensive Plan vision. Members expressed general support for establishing aesthetic and development standards that preserve community character while accommodating growth.

Discussion only. No action taken.

9. Discussion, consideration and possible action to adjourn.

Motion: To adjourn.

By: Scott Christian

Second: Brad Bollinger

Roll Call Vote:

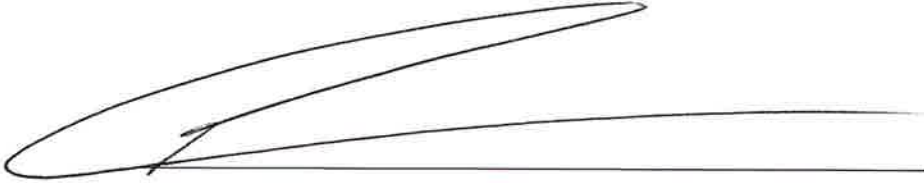
Member	Vote
Tommy (Blue) McDaniel	Y
Scott Cross	Y
Scott Christian	Y
Brad Bollinger	Y
Courtney Shupert	Absent

The motion carried.

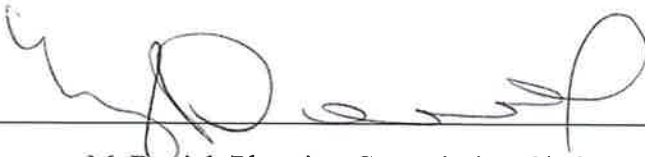
Time: 5:35 p.m.



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

