

TOWN OF HOCHATOWN
REGULAR MEETING OF THE PLANNING COMMISSION
February 26, 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: 4:02 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

A quorum was present.

3. Recognition of Guests.

Chairman Tommy McDaniel recognized that there were no guests present.

4. Public Comment: *Audience may address the Board in accordance with the Rules and Procedures set forth in Hochatown Resolution No. 10.*

No public comments were made.

5. 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 January 26th, 2026, Regular Meeting Minutes.
- b. Approval of February 19th, 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 the Consent Docket.

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.

7. Discussion, consideration and possible action to open the “Hochatown Public Hearing” for comments and questions pertaining to the proposed text amendment to the Commercial zoning regulations contained within the Town of Hochatown Zoning Ordinance.

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: 4:08 p.m.

A presentation was provided by Jessica Bloye with TSW regarding the proposed amendments to the commercial zoning regulations, including updates to green space buffer requirements and outdoor lighting standards. Ms. Bloye reviewed revisions made following prior meetings and explained the intent of the proposed regulations, including enhanced buffer options, maintenance requirements, and the definition of an opaque visual barrier. The Commission and attendees discussed the application and enforcement of buffer requirements between commercial and residential properties, including interpretation of key terms and long-term maintenance expectations.

Discussion also included proposed lighting standards, such as lumen limits, shielding requirements, and directionality of lighting fixtures to reduce light pollution and impact on surrounding properties. Clarification was provided regarding nonconforming lighting, including the 20-year compliance period and expectations for repair or replacement of damaged fixtures. Additional discussion addressed signage lighting, distinctions between lighting and future signage regulations, and how existing businesses would be impacted under grandfathering provisions. Questions were raised regarding the timing of future noise regulations and how they would align with potential rezonings and development. It was also clarified that any future development would be subject to applicable zoning and permitting requirements in place at the time of approval.

8. Discussion, consideration and possible action to close the “Hochatown Public Hearing” for comments and questions pertaining to the proposed text amendment to the Commercial zoning regulations contained within the Town of Hochatown Zoning Ordinance.

Motion: To close the “Hochatown Public Hearing”

By: Scott Cross

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.

Public Hearing Comments Close Time: 5:09 p.m.

9. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the proposed text amendment to the Commercial zoning regulations contained within the Town of Hochatown Zoning Ordinance.

The Commission expressed general support for the revisions to the green space buffer requirements and acknowledged improvements made based on prior feedback. Additional discussion was held regarding the definition of “opaque visual barrier,” specifically the need for clarity in how the term “substantially” would be interpreted and enforced.

Motion: To approve the green space buffer requirements with an amendment to the definition of “opaque visual barrier” to include to be determined by the town administrator, their designee, or the Board of Trustees additionally approve outdoor lighting as presented.

By: Scott Cross

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.

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

No new business was presented.

11. Discussion, consideration and possible action to adjourn.

Motion: To adjourn.

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.

Time: 5:21 p.m.



Scott Christian, Planning Commission Member



Scott Cross, Planning Commission Member



Tommy McDaniel, Planning Commission Chairman

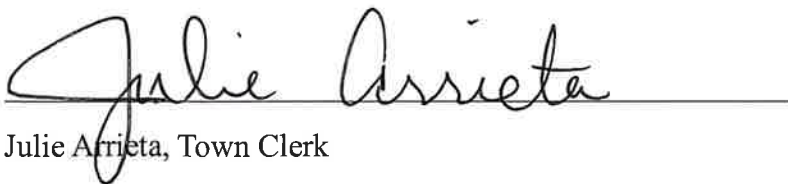


Absent

Brad Bollinger, Planning Commission Member

Courtney Shupert, Planning Commission Member

Attest:



Julie Arrieta, Town Clerk

