

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

December 11th, 2025, at 4:00 p.m.
Hochatown Town Hall
101 Rock Oak Lane - Hochatown, OK 74728

REGULAR 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: 4:04 p.m.

2. Roll Call.

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

3. Public Comment.

There were no requests to address the Board.

4. Consent Docket:

- a. Approval of the October 30th, 2025, Regular Meeting Minutes.
- b. Approval of the November 19, 2025, Special Meeting Minutes.

Motion: To approve Consent Docket.

By: Blue McDaniel

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.

5. Discussion Only: regarding updating and expanding zoning regulations to support future planning needs.

Town Administrator Adam Vossen led an extensive discussion regarding the need to update and expand the Town's zoning regulations to better support long-term planning and orderly development. He explained that the current zoning tools—limited to Commercial, Mixed Use, Industrial, and Residential—do not provide the Planning Commission with enough flexibility when evaluating rezoning requests, as not all commercial uses are appropriate in all commercial areas. Adam shared that he met with Johnson & Associates, who prepared a proposal not to exceed \$12,500 to create additional commercial zoning layers, update the zoning map, and work collaboratively with staff, the Planning Commission, and the Board of Trustees to develop new zoning categories tailored to Hochatown's needs. Examples from Oklahoma City, Tulsa, Norman, Edmond, Stillwater, and Broken Bow were reviewed to demonstrate how multiple tiers of commercial zoning can guide land use more effectively. The Commission discussed how additional layers would improve their ability to ensure compatible development, prevent office or intensive uses in areas where they are not suitable, and preserve the community's character. Members expressed interest in also creating a Main Street Overlay District to help regulate architectural design and discourage franchise-type developments that may not align with Hochatown's tourism identity. The Commission further discussed long-range planning considerations, including potential evacuation routes, future bypass concepts, annexation strategy, and examples from communities such as Santa Fe, Bentonville, and The Woodlands. Adam concluded by outlining next steps, including engaging Johnson & Associates for an overlay district task order and preparing related items for the January agenda.

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

There was no New Business brought forth.

7. Discussion, consideration and possible action to adjourn.

Motion: To adjourn.

By: Scott Cross

Second: Brad Bollinger

Roll Call Vote:

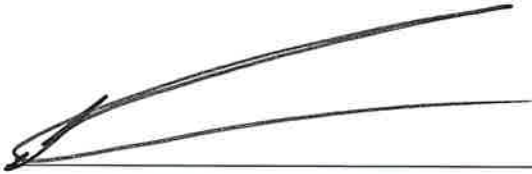
Member	Vote
Tommy (Blue) McDaniel	Y
Scott Cross	Y
Scott Christian	Absent
Brad Bollinger	Y
Courtney Shupert	Absent

The motion carries.

Time: 4:44 p.m.

Absent

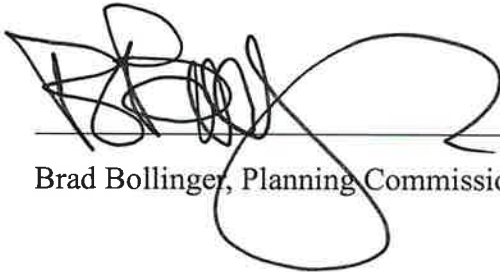
Scott Christian, Planning Commission Member



Scott Cross, Planning Commission Member



Tommy McDaniel, Planning Commission Chairman

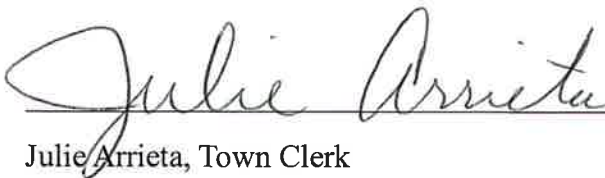


Brad Bollinger, Planning Commission Member

Absent

Courtney Shupert, Planning Commission Member

Attest:



Julie Arrieta, Town Clerk

