

TOWN OF HOCHATOWN
REGULAR MEETING OF THE PLANNING COMMISSION
May 28th, 2026, at 4:00 p.m.
Hocha 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 and attorney.

1. Call to Order.

Who ordered: Tommy (Blue) McDaniel
Time: 4:06 p.m.

2. Roll Call.

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

A quorum was present.

3. Public Comment:

No public comments were made.

4. Recognition of Guests.

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

5. Consent Docket:

- a. Approval of April 30th, 2026, Regular Meeting Minutes.
- b. Approval of May 13th, 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 April 30th, 2026, Regular Meeting Minutes and May 13th, 2026, Special Meeting Minutes.

By: Brad Bollinger

Second: Scott Cross

Roll Call Vote:

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

The motion carried.

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

The Planning Commission Members discussed and reviewed the proposed overlay district within the new commercial zoning regulations. Jessica Boyle explained that the current draft does not include an overlay district, as the new commercial zoning layers are intended to serve as the base zoning framework rather than an additional regulatory layer. Jessica noted that overlay districts are typically used to apply either enhanced standards or relaxed requirements in specific areas, such as along Highway 259 or other designated corridors, depending on policy goals. The Planning Commission Members discussed whether zoning standards should remain uniform across all commercial areas or vary between major corridors and future growth areas, such as western arterial roads. The general direction of the discussion leaned toward maintaining consistent, town-wide standards rather than implementing separate overlay variations, with no formal action taken.

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

8. Discussion only regarding a proposed signage ordinance, including potential regulations, standards, and enforcement provisions.

The Planning Commission Members discussed the review of a proposed signage ordinance addressing potential regulations, design standards, and enforcement provisions as part of the broader commercial zoning update. Staff noted ongoing refinements to signage standards, including the need for clearer visual examples and consistent regulation of sign types such as monument signs and electronic message display signs (EMDs). The Commission also specifically discussed flagpole standards, including a proposed maximum height of 32 feet or two-thirds of building height, with concern raised about lighting requirements, visual impacts, and overall enforceability; the group generally leaned toward a simple 32-foot cap for clarity and ease of administration.

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

9. Discussion only regarding a proposed overlay district, including applicability, development standards, and implementation considerations.

The Planning Commission Members discussed a review of the proposed overlay district addressing its potential applicability, development standards, and implementation considerations. Staff explained that the current zoning draft does not include an overlay district, as the proposed commercial zoning layers are intended to serve as the primary regulatory framework. Discussion focused on whether an overlay would be necessary to apply different standards in specific corridors or whether consistent, town-wide regulations would be more appropriate. The Planning Commission generally leaned toward maintaining uniform standards across all commercial areas.

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

10. Discussion, consideration and possible action to adjourn.

Motion: To adjourn.

By: Scott Cross

Second: Brad Bollinger

Roll Call Vote:

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

The motion carried.

Time: 4:55 p.m.

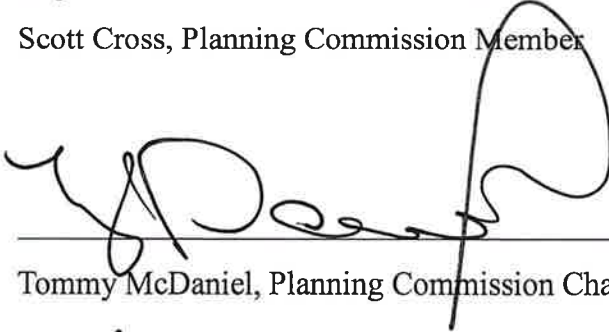
absent

Scott Christian, Planning Commission Member

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Scott Cross, Planning Commission Member



Tommy McDaniel, Planning Commission Chairman

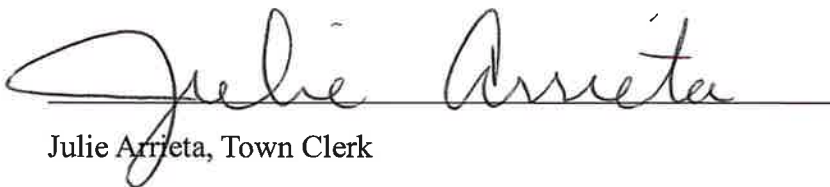


Brad Bollinger, Planning Commission Member



Courtney Shupert, Planning Commission Member

Attest:



Julie Arrieta, Town Clerk

