

TOWN OF HOCHATOWN
SPECIAL MEETING OF THE PLANNING COMMISSION
February 19th, 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: 4:05 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. Recognition of Guests.

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

4. Discussion only regarding the proposed amendment to the Commercial zoning regulations contained within the Town of Hochatown Zoning Ordinance, including updates and modifications to development and operational standards applicable to Commercial zoning districts.

Town Administrator Adam Vossen introduced the item and stated that the Planning Commission's contracted planner, Jessica with Johnson & Associates, would present proposed amendments related to green space buffers and outdoor lighting requirements for commercial zoning districts.

Jessica provided an overview of proposed green space buffer standards intended to create visual and physical separation between commercial and residential properties. She outlined three buffer options, including privacy fencing with landscaping, evergreen vegetation buffers, or preservation of existing mature trees, all designed to create an opaque visual barrier. The Planning Commission discussed whether the proposed 25-foot buffer width was sufficient and emphasized the need to clearly define "opaque visual barrier," planting density, spacing, and acceptable vegetation and fencing materials, while maintaining flexibility for commercial development.

Jessica stated she would revise the language to include clearer definitions, planting requirements, and compliance guidance.

Jessica also presented proposed outdoor lighting standards addressing shielding, fixture orientation, and limitations to reduce light spillover and preserve dark sky conditions. Members discussed balancing dark sky protection with practical lighting needs for safety and commercial use. Jessica clarified that the intent was to minimize light pollution without creating undue burdens and noted that exemptions for decorative lighting and additional clarifications could be incorporated.

Jessica stated she would revise the draft language based on the Commission's feedback and present an updated version for further review prior to consideration by the Board of Trustees.

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

Planning Commission member Courtney Shupert arrived at 4:13 p.m.

Planning Commission member Scott Christian departed at 4:36 p.m.

5. Discussion, consideration and possible action to adjourn.

Motion: To adjourn.

By: Brad Bollinger

Second: Scott Cross

Roll Call Vote:

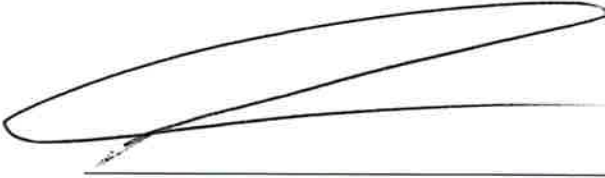
Member	Vote
Tommy (Blue) McDaniel	Y
Scott Cross	Y
Scott Christian	Absent
Brad Bollinger	Y
Courtney Shupert	Y

The motion carried.

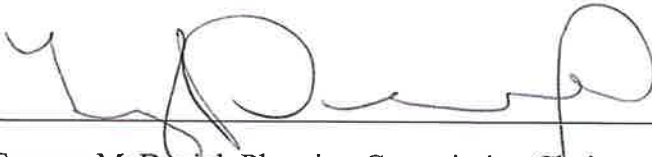
Time: 5:09 p.m.



Scott Christian, Planning Commission Member



Scott Cross, Planning Commission Member



Tommy McDaniel, Planning Commission Chairman

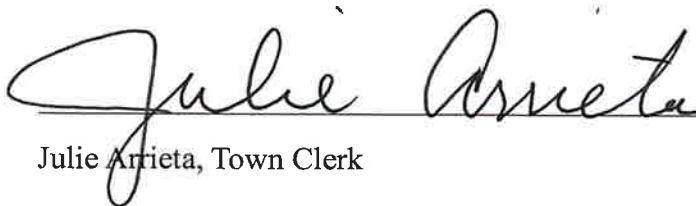


Brad Bollinger, Planning Commission Member



Courtney Shupert, Planning Commission Member

Attest:



Julie Arrieta, Town Clerk

