

AGENDA SUMMARY- PLANNING COMMISSION MEETING

Piedmont Civic Center

314 Edmond Road Northwest

Monday, April 1, 2019 at 6:30 PM

1. CALL TO ORDER- Chairman
2. ROLL CALL- City Secretary
3. CONSENT AGENDA- All items on the consent agenda are non-controversial and may be approved by one motion for items.
 - a. Approval of Minutes for the Planning Commission meeting held January 7, 2019.
(PAGE 8-14)
4. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA
5. HEARING OF CITIZENS- Topics to include those items not listed in the agenda.
6. BUSINESS ITEMS
 - a. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY PHIL BOEVERS, BY REQUESTING A VARIANCE FROM THE ESTABLISHED AGRICULTURE (A1) ZONING DISTRICT TO ZONING DISTRICT RE-2 (RURAL RESIDENTIAL SINGLE-FAMILY RESIDENTIAL) FOR SHENANDOAH RIDGE PHASE I AT THE FOLLOWING DESCRIBED PROPERTY (Also known as the SW corner of Edmond and Morgan Rd): **(PAGE 15-20)**

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4):

THENCE S00°17'50" E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) (BASIC OF BEARING), A DISTANCE OF 747.38 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 00°17'50' E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1219.14 FEET;

THENCE S 89°42'00" W A DISTANCE OF 250.67 FEET;
THENCE S 64°15'11" W A DISTANCE OF 66.45 FEET;
THENCE S 64°15'38" W A DISTANCE OF 130.84 FEET;
THENCE N 85°57'35" W A DISTANCE OF 113.58 FEET;
THENCE N 82°12'29" W A DISTANCE OF 113.75 FEET;
THENCE N 78°27'12" W A DISTANCE OF 113.74 FEET;
THENCE N 74°56'44" W A DISTANCE OF 113.74 FEET;
THENCE N 70°56'44" W A DISTANCE OF 113.69 FEET;
THENCE N 67°11'34" W A DISTANCE OF 113.71 FEET;
THENCE N 63°26'22" W A DISTANCE OF 113.70 FEET;
THENCE N 59°41'12" W A DISTANCE OF 113.69 FEET;
THENCE N 55°56'03" W A DISTANCE OF 113.68 FEET;
THENCE N 52° 10'49" W A DISTANCE OF 113.77 FEET;
THENCE N 47°06'39" W A DISTANCE OF 139.89 FEET;
THENCE N 43°16'36" W A DISTANCE OF 179.63 FEET;
THENCE N 38°37'05" W A DISTANCE OF 84.51 FEET;
THENCE N 53°02'31" E A DISTANCE OF 519.91 FEET;
THENCE N 05°02'28" W A DISTANCE OF 230.92 FEET;
THENCE S 89°20'39" W A DISTANCE OF 147.17 FEET;
THENCE N 00°17'50" W A DISTANCE OF 747.38 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4);
THENCE N 89°20'39" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 475.00 FEET;
THENCE S 00°17'50" E A DISTANCE OF 747.38 FEET;
THENCE N 89°20'39" E A DISTANCE OF 1033.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 2081297.52 SQUARE FEET, 47.780 ACRES, MORE OR LESS

- b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY PHIL BOEVERS, BY REQUESTING A VARIANCE FROM THE ESTABLISHED AGRICULTURE (A1) ZONING DISTRICT TO ZONING DISTRICT RE-2 (RURAL RESIDENTIAL SINGLE-FAMILY RESIDENTIAL) FOR SHENANDOAH RIDGE PHASE I AT THE FOLLOWING DESCRIBED

PROPERTY (Also known as the SW corner of Edmond and Morgan Rd): (PAGE 15-20)

See above for full legal description.

- c. CONDUCT A PUBLIC HEARING TO CONSIDER A PROPOSED PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR SHENANDOAH RIDGE PHASE I AT THE FOLLOWING DESCRIBED PROPERTY (Also known as the SW corner of Edmond and Morgan Rd): (PAGE 21-25)

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OF BEGINNING.

SAID TRACT HAVING AN AREA OF 2081297.52 SQUARE FEET,
47.780 ACRES, MORE OR LESS

- d. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A
PROPOSED PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR
SHENANDOAH RIDGE PHASE I AT THE FOLLOWING DESCRIBED
PROPERTY: **(PAGE 21-25)**

See above for full legal description.

- e. CONDUCT A PUBLIC HEARING TO CONSIDER A PROPOSED
PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR
MAGNOLIA MEADOWS PHASE II AT THE FOLLOWING DESCRIBED
PROPERTY (Also known as the NW corner of Morgan and 164th): **(PAGE 26-
28)**

A tract of land in the West half (W/2) of the Southeast Quarter (SE/4) of Section
THIRTY-FIVE (35), Township FOURTEEN (14) North, Range FIVE (5) West
of the Indian Meridian, Canadian County, Oklahoma, more particularly
described as follows: COMMENCING at the Southwest Corner of said
Southeast Quarter (SE/4); Thence N 00°14'10" W along the West line of said

Southeast Quarter (SE/4), a distance of 1067.52 feet to the POINT OF BEGINNING;

Thence continuing N 00'14'10" W along the West line of said Southeast Quarter (SE/4), a distance of 1565.48 feet to the Northwest corner of said Southeast Quarter (SE/4); Thence N 89'25'04" E along the North line of said Southeast Quarter (SE/4), a distance of 1324.90 feet to the Northeast corner of the West Half (W/2) of said Southeast Quarter (SE/4);

Thence S 00'13'32" E along the East line of the West Half (W/2) of said Southeast Quarter (SE/4), a distance of 1668.15 feet to the Northeast corner of the recorded plat of Magnolia Meadows Phase I; Thence along the North line of the recorded plat of Magnolia Meadows Phase I the following 9 courses; N 90'00'00" W a distance of 328.94 feet; S 36'03'51" W a distance of 198.48 feet; N 53'56'09" W a distance of 285.00 feet; S 36'03'51" W a distance of 5.74 feet; S 81'03'51" W a distance of 35.36 feet; S 36'03'51" W a distance of 60.00 feet; N 53'56'09" W a distance of 200.00 feet; S 36'03'51" W a distance of 225.00 feet; N 53'56'09" W a distance of 347.65 feet to the POINT OF BEGINNING

- f. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A PROPOSED PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR MAGNOLIA MEADOWS PHASE II AT THE FOLLOWING DESCRIBED PROPERTY: (PAGE 26-28)

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- g. Discussion on minimum street standards for private gravel streets in developed subdivisions. (PAGE 29-30)

7. NEW BUSINESS

- a. "New Business," as used herein shall mean any matter not known about or which could not have been reasonable foreseen prior to the time of posting. (25 O.S. 311 a9)

8. ADMINISTRATION REPORT- (Oral) City Manager, Engineer, Community Development, and Attorney.

9. COMMISSIONER'S COMMENTS- (Oral)

10. ADJOURN- Chairman

All regular meetings of the City Council of Piedmont for the 2019, calendar year, were set on December 15, 2018. This agenda was posted at the Piedmont Civic Center – Front door, as of March 27, 2019. The above Agenda was posted on the City of Piedmont Website as of March 27, 2019, at 5:00pm.

Posted by the City Clerk

A handwritten signature in blue ink, appearing to read "Jennifer Smith", is written over the text "Posted by the City Clerk".