

AGENDA SUMMARY- PLANNING COMMISSION MEETING

**Piedmont Civic Center
314 Edmond Road Northwest
Monday, April 8, 2019 at 6:30 PM**

MEMBERS PRESENT:

Commissioner Jeff Rycroft, Commissioner Bryan Seale,
Commissioner Robin Hopkins, and Chairman Richard Felton.

ABSENT:

Commissioner Craig Eidson

STAFF PRESENT:

Community Development Supervisor Kayla Cornett, Fire
Chief Andy Logan, City Manager Jason Orr, Police Chief
Scott Singer, City Clerk Jennifer Smith, and City Attorney
Mike Segler.

1. CALL TO ORDER- Chairman Richard Felton called the meeting to order at 6:30pm.
2. ROLL CALL- Community Development Supervisor Kayla Cornett called roll and a quorum was present.
3. CONSENT AGENDA- All items on the consent agenda are non-controversial and may be approved by one motion for items.
4. HEARING OF CITIZENS- Topics to include those items *not listed in the agenda*.
5. BUSINESS ITEMS
 - a. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON 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):

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

Chairman Richard Felton addressed the Board

- discussed at our last meeting and we were waiting on 3 items
 - site screening for East side
 - 6 foot tall decorative fence with trees running from East side of Mackenzie Trail from Edmond Road to pond damn
 - clarification on temporary access for fire department
 - approval from staff on water study
- to clarify when staff runs theirs they do it off of 3 wells however engineer calculates it when running off of 2 wells

Community Development Supervisor Kayla Cornett addressed the Board

- site screening agreement is at your seat
 - drawing of sign they are going to put in
 - illustration of shrubs and trees proposed
 - put in temporary gravel cul-de-sac to meet spec for fire
 - before they apply for their 30th permit they would have to put in a gravel road that meets it
- staff went out on the 4th and did the peak fire hydrant flows and got the 700 numbers as projected
- email from engineer requesting different demands

Fire Chief Andy Logan addressed the Board

- they have to maintain the road to allow for fire apparatus
- our numbers fall in line with the average day demands
 - not sure what engineers use in their model for worst case scenario
 - estimated a 10% reduction from 1 fire hydrant
 - hydrant at 178th and Sara
 - average daily demands show 600 to 675
- don't know the last time we ran on 2 wells
- we never meet DEQ standards of 1,000 but comfortable at 650+

Commissioner Jeff Rycroft addressed the Board

- describe decorative
- personally prefer plastic fencing

Warren Peacock addressed the Board

- fence will be either wood or pvc and not sure on any columns
- brick monument sign with 7 or 8 trees planted along in that area along with shrubbery

Commission Bryan Seale addressed the Board

-so would the water be around 500 psi

Commissioner Bryan Seale made a motion to approve item a. Motion was **seconded** by Commissioner Jeff Rycroft.

The Vote was:

AYE: Commissioner Jeff Rycroft, Commissioner Bryan Seale,
Commissioner Robin Hopkins, and Chairman Richard Felton.

NAY: None

6. 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)

None

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

None

8. COMMISSIONER'S COMMENTS- (Oral)

None

9. ADJOURN- Chairman Richard Felton adjourned the meeting at 6:40pm.

Chairman, Richard Felton

Secretary, Valorie Cumming