

AGENDA SUMMARY- PLANNING COMMISSION MEETING

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

MEMBERS PRESENT: Commissioner Bryan Seale, Commissioner Jeff Rycroft, and Chairman Richard Felton.

ABSENT: Commissioner Craig Eidson and Commissioner Robin Hopkins.

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 6:31pm.
2. ROLL CALL- City Secretary
3. HEARING OF CITIZENS- Topics to include those items *not listed in the agenda*.
4. BUSINESS ITEMS
 - a. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY KEVIN MEHNER, BY REQUESTING A REZONING FROM THE ESTABLISHED COMMERCIAL (C-2) ZONING DISTRICT TO ZONING DISTRICT RD-1 (TWO FAMILY RESIDENTIAL DISTRICT) AT THE FOLLOWING DESCRIBED PROPERTY (Also known as 1107 Piedmont Rd. N):

A TRACT OF LAND IN CANADIAN COUNTY, OKLAHOMA, COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, THENCE NORTH ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1207.5 FEET; THENCE NORTH 89°55' WEST A DISTANCE OF 243.2 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55' WEST A DISTANCE OF 101.6 FEET; THENCE NORTH 00°01' EAST A DISTANCE OF 180.00 FEET; THENCE SOUTH 89°55' EAST A DISTANCE OF 101.6 FEET, THENCE SOUTH 00°01' EAST A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

Community Development Supervisor Kayla Cornett addressed the Board

- property between the elementary school and sonic where the duplexes are currently
- in the past duplexes were allowed in commercial then it was changed
 - purchased property and insurance wanted verification it was zoned properly
 - must change to meet our regulations to get insurance
- C-2 to RD-1

Commissioner Jeff Rycroft addressed the Board

- these duplexes are already there they just want a zoning change

Commissioner Bryan Seale made a motion to open the public hearing at 6:33pm. Motion was **seconded** by Commissioner Jeff Rycroft.

The Vote was:

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

NAY: None

Commissioner Bryan Seale made a motion to close the public hearing at 6:33pm. Motion was **seconded** by Commissioner Jeff Rycroft.

The Vote was:

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

NAY: None

- b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY KEVIN MEHNER, BY REQUESTING A REZONING FROM THE ESTABLISHED COMMERCIAL (C-2) ZONING DISTRICT TO ZONING DISTRICT RD-1 (TWO FAMILY RESIDENTIAL DISTRICT) AT THE FOLLOWING DESCRIBED PROPERTY (Also known as 1107 Piedmont Rd. N):**

See above for full legal description.

Chairman Richard Felton addressed the Board

- this is just the single property
- this fits into what has already been there
- staff recommends approval

Commissioner Jeff Rycroft addressed the Board

- if they weren't already there would we even consider this

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

The Vote was:

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

NAY: None

- c. Discussion, consideration, and possible action on the review of Part 18, Earth Change and Storm Water Drainage in the City of Piedmont's Code of Ordinances.**

Community Development Supervisor Kayla Cornett addressed the Board

- Richard and I discussed our drainage and earth work permits that we have
 - making sure regulations are correct
- building permit covers earth change from commercial standpoint
 - developers don't wait to receive this before moving dirt even though they are supposed to
- City normally tries to play nice and let person know they need to come in and get permit to do work

- if they don't we send a letter requesting or write a complaint with the Court
- once drainage plan received it goes to engineer for review
- requiring them to get earth change prior to building permit would just depend on instance
 - for example subdivision vs. private 5 acres

Chairman Richard Felton addressed the Board

- earth change permit only being issued to private homeowners
 - is ordinance clear enough to require commercial contractors to apply
 - would require them to turn in their drainage plan ahead of time
- does every developer wait for building permit to do earth change
- if someone doesn't pull permit and does major dirt work what are repercussions
- would it be easier to require them to get the earth change prior to building permit
- put on next agenda and have City Inspector John Moore here for questions

5. 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

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

None

7. COMMISSIONER'S COMMENTS- (Oral)

None

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

Chairman, Richard Felton

Secretary, Valorie Cumming