

**AGENDA SUMMARY- PLANNING COMMISSION MEETING**

**Piedmont Civic Center  
314 Edmond Road Northwest  
Monday, May 7, 2018 at 6:30 PM**

**MEMBERS PRESENT:**

Commissioner Craig Eidson and Commissioner Bryan Seale, Commissioner Jeff Rycroft, and Chairman Richard Felton

**ABSENT:**

Commissioner Maron Koop

**STAFF PRESENT:**

Community Development Supervisor Kayla Cornett, City Attorney Mike Segler, City Inspector John Moore and City Secretary Valorie Cumming

1. CALL TO ORDER- Chairman Richard Felton called the meeting to order at 6:33pm
2. ROLL CALL- City Secretary Valorie Cumming 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.
  - a. Approval of Minutes for the Planning Commission meeting held April 2, 2018.

Commissioner Bryan Seale made a motion to approve the consent agenda. Motion was **seconded** by Commissioner Craig Edison.

**The Vote was:**

**AYE:**

Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:**

None

4. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA

None

5. HEARING OF CITIZENS- Topics to include those items *not listed in the agenda*.

None

6. BUSINESS ITEMS

Chairman Richard Felton addressed the board

- we have 5 rezoning public hearings
- before each item we will have an intro from staff then open the hearing
- each hearing will be 20 minutes long and each speaker will get 3 minutes
- to clarify we have 5 rezoning applications

- limited to land use
- any issues concerning water, sewer, traffic, infrastructure etc. will come up later
- we are deciding if the zoning fits into the 2030 comp plan and surrounding areas

- a. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY MELISSA WILLIAMS, FROM THE ZONING DISTRICT RE TO ZONING DISTRICT RE-1 ON THE FOLLOWING DESCRIBED PROPERTY (Also known as 3013 Moffat Rd NE):

Part of the Southeast Quarter (SE/4) of Section Three (3), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Beginning at the SE corner of said SE/4 of said section, thence due West a distance of 560 feet; thence due North a distance of 178 feet; thence East a distance of 560 feet; thence South a distance of 178 feet to the point or place of beginning.

Community Development Supervisor Kayla Cornett addressed the board

- called the City a while ago and the person before me gave her the wrong info on zoning
- City Manager worked out a compromise with her that allowed her to begin building and received the permit then we would go to the Board to get approval for rezoning
- meets 2030 comp plan and City recommends approval

Commissioner Jeff Rycroft made a motion to open a Public Hearing for item a at 6:37pm. Motion was **seconded** by Commissioner Craig Eidson.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

As no one wished to speak Commissioner Craig Eidson made a motion to close a Public Hearing for item a at 6:38pm. Motion was **seconded** by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

- b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY MELISSA WILLIAMS, FROM THE ZONING DISTRICT RE TO ZONING DISTRICT RE-1 ON THE FOLLOWING PROPERTY:

See above for full legal description.

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

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

- c. CONDUCT A PUBLIC HEARING TO CONSIDER A REZONING APPLICATION, REQUESTED BY ARROWHEAD RANCH ESTATES, LLC, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT RE ON THE FOLLOWING DESCRIBED PROPERTY (Also known ¼ mile East of Moffat and Mustang).

A tract of land found in the Southwest Quarter (SW/4) of Section Three (3), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Southeast corner of said Southwest Quarter (SW/4); Thence S 89°59'27" W along the South line of said Southwest Quarter (SW/4), a distance of 1963.16 feet; Thence N 00°24'10" W a distance of 2649.53 feet to a point on the North line of said Southwest Quarter (SW/4); Thence S 89°49'37" E along the North line of said Southwest Quarter (SW/4), a distance of 1975.52 feet to the Northeast corner of said Southwest Quarter (SW/4); Thence S 00°08'09" E along the East line of said Southwest Quarter (SW/4), a distance of 2643.19 feet to the POINT OF BEGINNING.

Said tract having an area of 5,211,472.28 Square Feet, 119.639 Acres, more or less.

Community Development Supervisor Kayla Cornett addressed the board  
-meets 2030 comp plan and City recommends approval  
-request by Arrowhead Ranch Estates

Commissioner Craig Eidson made a motion to open a Public Hearing for item c at 6:39pm. Motion was **seconded** by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

Michael Owens addressed the board

- vice president of Wolf Lake Estates HOA
- uncertain on what it is actually being rezoned as

Chairman Richard Felton addressed the board

- rezoned as RE

Dan Harris addressed the board

- property owner in Wolf Lake Estates
- don't like it due to smaller lots
- everything is 5+ acre lots
- in 12 years we have seen lots of growth with big lots and nice homes
- lot of land up for building
  - don't have the infrastructure for it
- keep Piedmont famous for wide open spaces

Mike Jones addressed the board

- property owner Wolf Creek Estates
- I received a letter but not everyone did
- concerned on run off as we have a private lake
- expected to only have 5+ acre lots around us but now yall are trying to do 2+
- feel a retention pond is needed
- sediment DEQ plan in place

Chris Cobbs addressed the board

- property owner Wolf Lake
- need to control building in rural area

Matt Morris addressed the board

- property owner Dickerson Acres
- love larger lots
- that part of town is not ready
  - doesn't have the infrastructure

Kaley Warren addressed the board

- live on Akeman Drive
- worried about run off and infrastructure
- bridges are already eroding and concerned for safety
- want to maintain country living

Angie Deal addressed the board

- this will back up to our home
- infrastructure is a concern
- 2030 comp plan survey 45% want to preserve history and open space
- lived in town on 1 acre would have had more privacy then if this gets built
- people drawn to Piedmont for rural living

Michael Guard addressed the board

- 2030 comp plan goes against this development
- page 11, Section 211.004, point A- zoning must be adopted to lessen congestion in the streets
  - current street levels you have to go off the road to let someone pass

-page 24 goals for sustainability- not disrupt environment and natural ecosystems

Aaron Deecker addressed the board

- 2030 comp plan is the frame work for development of land
- as we grow only large zoned acres should be out there
  - maintain natural and agricultural feeling
- this type of rezoning needs to be closer to the City
- this zoning will change the purpose of land and these people will be far from amenities

Dr. Cynthia Brennen addressed the board

- 40 families will live on that one road
  - create a dangerous place on streets and bridges

Commissioner Jeff Rycroft made a motion to close a Public Hearing for item c at 6:58pm. Motion was **seconded** by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

- d. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY ARROWHEAD RANCH ESTATES, LLC, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT RE ON THE FOLLOWING DESCRIBED PROPERTY:

See above for full legal description.

Chairman Richard Felton addressed the board

- always a challenge going from larger to smaller lots
- 2030 comp plan is geared toward that
  - was a 2-year long process with dozens of meetings
  - guideline and framework for City Staff, City Council and boards regarding growth
- when Rockcliff and Falcon Lake went up nothing else was around it
  - fill in where land is available
- infrastructure is a valid concern
- until we get a prelim plat we don't know how it might affect but will deal with the issues then
- comp plan as a whole allows RE and RE1
- zoning is in line with 2030 comp plan
- zoning might be approved but the land not built on for years to come

Commissioner Craig Eidson made a motion approve item d. Motion was **seconded** by Commissioner Jeff Rycroft.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner

Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:**

None

- e. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY MARK & PHIL LLC, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT RE-2 AT THE FOLLOWING DESCRIBED PROPERTY (Also known as a portion of the SE corner property of Morgan Rd and Edmond 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: BEGINNING at the Northeast corner of said Northeast Quarter (NE/ 4); Thence S 00°17'50" E along the East line of said Northeast Quarter (NE/ 4), a distance of 2653.35 feet to the Southeast corner of said Northeast Quarter (NE/ 4); Thence S 89°29'11" W along the South line of said Northeast Quarter (NE/ 4 ), a distance of 1817 .34 feet to the Southeast corner of the recorded plat of THE OAKS AT COYOTEEE; Thence along the East and North lines of the recorded plat of THE OAKS AT COYOTEEE the following 10 courses:

- (1) N 62°04'05" W (record: N 61°57'26" E, 137.11 feet) a distance of 137.06 feet;
- (2) N 07°53'27" E (record: N 08°00'07" E) a distance of 85.06 feet;
- (3) N 25°43'37" W (record: N 25°36'57" W) a distance of 255.44 feet;
- (4) N 35°55'51" W (record: N 35°49'11" W) a distance of 125.83 feet;
- (5) N 24°46'28" W (record: N 24°39'48" W) a distance of 120.06 feet;
- (6) N 13°16'17" E (record: N 13°22'57" E) a distance of 160.00 feet;
- (7) N 23°13'07" W (record: N 23°06'27" W) a distance of 76.01 feet;
- (8) N 40°11'10" W (record: N 40°04'30" W) a distance of 104.33 feet;
- (9) S 62°36'14" W (record: S 62°42'54" W) a distance of 391.43 feet;
- (10) N 57°39'23" W (record: N 57°32'43" W) a distance of 93.92 feet to a point on the West line of said Northeast Quarter (NE/4), said point being the Northwest corner of the recorded plat of THE OAKS AT COYOTEEE; Thence N 00°14'48" W along the West line of said Northeast Quarter (NE/4), a distance of 1082.44 feet; Thence N 89°20'39" E a distance of 550.00 feet; Thence N 00°14'48" W a distance of 44.64 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 2094.28 feet to the POINT OF BEGINNING.

Said tract having an area of 4,521,086.39 square feet, 103.790 acres, more or less.

Community Development Supervisor Kayla Cornett addressed the board  
-rezoning A1 to RE2  
-staff recommends approval fits with 2030 comp plan

Commissioner Bryan Seale made a motion to open a Public Hearing for item e at 7:06pm. Motion was **seconded** by Commissioner Jeff Rycroft.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

As no one wished to speak Commissioner Craig Eidson made a motion to close a Public Hearing for item e at 7:07pm. Motion was **seconded** by Commissioner Jeff Rycroft.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

- f. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY MARK & PHILL LLC, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT RE-2 ON THE FOLLOWING PROPERTY:

See above for full legal description

Commissioner Bryan Seale made a motion approve item f. Motion was **seconded** by Commissioner Craig Eidson.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

- g. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY ZACHARIAH WELDON, FROM ZONING DISTRICT A-1 TO ZONING DISTRICT C-2 ON THE FOLLOWING DESCRIBED PROPERTY

All of Block Sixty-One (61), Town of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof.

Community Development Supervisor Kayla Cornett addressed the board

-Zack Weldon requested this item

-A1 to C2

-this is two different properties on two different items

-staff recommends approval as it fits with 2030 comp plan

Commissioner Craig Eidson made a motion to open a Public Hearing for item g at 7:09pm. Motion was **seconded** by Commissioner Jeff Rycroft.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

As no one wished to speak Commissioner Craig Eidson made a motion to close a Public Hearing for item g at 7:09pm. Motion was **seconded** by Commissioner Jeff Rycroft.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

- h. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY ZACHARIAH WELDON, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C-2 ON THE FOLLOWING DESCRIBED PROPERTY:

See above for full legal description.

Commissioner Jeff Rycroft made a motion approve item h. Motion was **seconded** by Commissioner Craig Eidson.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

- i. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY ZACHARIAH WELDON, FROM ZONING DISTRICT A-1 TO ZONING DISTRICT C-2 AT THE FOLLOWING DESCRIBED PROPERTY (Also known as the property directly West of the Co-op on Piedmont Rd. (Also known as the property directly West of the Co-op on Piedmont Rd.)

A part of the Southeast Quarter (SE/4) of Section THIRTY-TWO (32), Township FOURTEEN (14) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, and more particularly described as follows:

Commencing at a point N 0°08'12" W (N 00°10'17" W field) along the East line of said SE/4, 343.00 feet and N 89°57'26" W, (S 90°00'00" W field) 465.37; feet



(510.60 feet; field) from the Southeast corner of said SE/4 for a Point of

Beginning; Thence N 89°57'26" W, (S 90°00'00" W field) 274.92 feet (249.03 feet field) to a point on the West Right-of-Way line of the old St. Louis, El Reno & Western Railway; Thence N 35°06'50" E (N 36°34' 16" E field) along said West Right-of-Way line 378.77 feet (385.99 feet; field); Thence S 89°57'26" E, (N 90°00'00" E field) 274.92 feet; (249.03 feet; field) Thence S 35°06'50" W, (S 36°34'16" W field) 378.77 feet (385.99 feet field) to the Point of Beginning. Together with a 16 foot utility easement along the West property line and further extending along the East side of West Street all the way to Washington Avenue.

Commissioner Bryan Seale made a motion to open a Public Hearing for item i at 7:10pm. Motion was **seconded** by Commissioner Jeff Rycroft.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

As no one wished to speak Commissioner Craig Eidson made a motion to close a Public Hearing for item i at 7:10pm. Motion was **seconded** by Commissioner Jeff Rycroft.

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

- j. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY ZACHARIAH WELDON, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C-2 ON THE FOLLOWING DESCRIBED PROPERTY:

See above for full legal description.

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

**The Vote was:**

**AYE:** Commissioner Craig Eidson and Commissioner Bryan Seale, Jeff Rycroft, and Chairman Richard Felton

**NAY:** None

- k. DISCUSSION OF STAFF RECOMMENDATION REGARDING NEW RESTRICTIONS FOR FIVE (5) ACRES AND HIGHER PLOTS IN THE SUB-

## DIVISION BOOK

Community Development Supervisor Kayla Cornett addressed the board  
-this would apply for properties higher than 5 acres but less than 10  
-requirements we might want to see about

Chairman Richard Felton addressed the board  
-how is this different then the first one  
-can we schedule a meeting with the City Council to see their intentions so we have direction

### 1. DISCUSSION ON UPDATED PRELIMINARY PLAT CHECKLIST (APPENDIX D) FROM THE SUBDIVISION REGULATION BOOK.

Community Development Supervisor Kayla Cornett addressed the board  
-received approval for electronic copies  
-appendix must get approved should have already been updated  
-front page added digital plans

Chairman Richard Felton requested this item be relisted next month for a vote.

### 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)

None

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

Community Development Supervisor Kayla Cornett addressed the board  
-updating website and need the contact info you want made public

### 9. COMMISSIONER'S COMMENTS- (Oral)

None

### 10. ADJOURN- Chairman Richard Felton adjourned the meeting at 7:15pm.