

AGENDA SUMMARY-SPECIAL BOARD OF ADJUSTMENT MEETING

**Piedmont Civic Center
314 Edmond Road Northwest
Tuesday, June 20, 2017 at 6:30 PM**

MEMBERS PRESENT:

Board Member Lois Dickerson, Board Member Britt Stanley, Board Member Don Woodard and Chairman Bill Long.

ABSENT:

None

STAFF PRESENT:

Community Development Kayla Cornett, Attorney Curtis Chandler, Building Spector John Moore and Secretary Valorie Cumming.

- 1. CALL TO ORDER-** Chairman Bill Long called the Board of Adjustment meeting to order at 6:28pm.
- 2. SWEARING IN OF NEW BOARD MEMBER**

Mayor Valerie Thomerson swore in Britt Stanley.

- 3. ROLL CALL-** Secretary Valorie Cumming called roll. A quorum was present.
- 4. ELECTION OF OFFICERS-**

Board Member Lois Dickerson made a motion to nominate Bill Long as Chairman. Motion was **seconded** by Board Member Don Woodward.

The Vote was:

- AYE:** Board Member Lois Dickerson, Board Member Britt Stanley, Board Member Don Woodard and Chairman Bill Long.
- NAY:** None

Chairman Bill Long made a motion to withhold a nomination for Vice Chairman until next meeting. Motion was **seconded** by Board Member Don Woodward.

The Vote was:

- AYE:** Board Member Lois Dickerson, Board Member Britt Stanley, Board Member Don Woodard and Chairman Bill Long.
- NAY:** None

- 5. 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 Board of Adjustment Meeting held February 4, 2016.

Board Member Lois Dickerson made a motion to approve the consent agenda. Motion was **seconded** by Board Member Don Woodward.

The Vote was:

AYE: Board Member Lois Dickerson, Board Member Britt Stanley, Board Member Don Woodard and Chairman Bill Long.

NAY: None

6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA

None

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

None

8. BUSINESS ITEMS

- a. **PUBLIC HEARING TO DISCUSS AND CONSIDER A FORMAL REQUEST, SUBMITTED BY TROY AND DENISE SCHRODER, REQUESTING A VARIANCE FROM THE ESTABLISHED RESIDENTIAL ZONING DISTRICT, CHANGING THE FRONT YARD SETBACK LINE FROM 35' TO 29'10" ON THE PROPERTY DESCRIBED AS FOLLOWS:**

Lot Twenty-one (21), of Block Three (3), IN EASTWIND EXTATES ADDITION PHASE II, to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof. Also known as 379 NE Harold Drive.

Chairman Bill Long noted that Estates needs to be spelled correctly. He opened the public hearing at 6:36pm.

Troy Schroeder addressed the board

-realtor for a seller in the past

-exceptions just like this have been made

Chairman Bill Long made a motion to close the public hearing at 6:37pm. Motion was **seconded** by Board Member Don Woodward.

The Vote was:

AYE: Board Member Lois Dickerson, Board Member Britt Stanley, Board Member Don Woodard and Chairman Bill Long.

NAY: None

- b. **DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON A FORMAL REQUEST, SUBMITTED BY CASTLE CUSTOM HOMES LLC, REQUESTING A VARIANCE FROM THE ESTABLISHED RESIDENTIAL ZONING DISTRICT, CHANGING THE FRONT YARD SETBACK LINE FROM 35' TO 33' ON THE PROPERTY DESCRIBED AS FOLLOW:**

See above 6a for full property description.

Chairman Bill Long and Attorney Curtis Chandler requested that 8b reflect 8a.

DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON A FORMAL REQUEST, SUBMITTED BY TROY AND DENISE SCHRODER, REQUESTING A VARIANCE FROM THE ESTABLISHED RESIDENTIAL ZONING DISTRICT, CHANGING THE FRONT YARD SETBACK LINE FROM 35' TO 29'10" ON THE PROPERTY DESCRIBED AS FOLLOWS:

Lot Twenty-one (21), of Block Three (3), IN EASTWIND ESTATES ADDITION PHASE II, to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof. Also known as 379 NE Harold Drive.

Chairman Bill Long addressed Attorney

- have a number of these issues in that development
- easier way besides doing it one by one

Attorney Curtis Chandler addressed the Board

- each individual case must be looked at
- City could give notice to residents

Chairman Bill Long asked what the consequence could be if we voted no.

Attorney Curtis Chandler answered that would be speculating and he cannot answer that.

Board Member Don Woodward addressed the Board

- developers and builders can't get setbacks right
- this is the builder's responsibility
- people can't assume they will get this variance they need to figure it out

Board Member Lois Dickerson addressed the Board

- this is the 3rd one in the addition and only a couple of lots left
- title companies are the ones catching it

Building Inspector John Moore informed the Board that he now carries a rolling wheel to help with measurement issues.

Board Member Louis Dickerson made a motion to approve item b. Motion was **seconded** by Chairman Bill Long.

The Vote was:

AYE: Board Member Lois Dickerson, Board Member Britt Stanley, Board Member Don Woodard and Chairman Bill Long.

NAY: None

9. 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

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

None

11. COMMISSIONER'S COMMENTS- (Oral)

None

12. ADJOURN

Chairman Bill Long made a motion to close the meeting at 6:56pm. Motion was **seconded** by Board Member Don Woodward.

The Vote was:

AYE: Board Member Lois Dickerson, Board Member Britt Stanley, Board Member Don Woodard and Chairman Bill Long.

NAY: None

Chairman, Bill Long

Secretary, Valorie Cumming