

AGENDA SUMMARY- PLANNING COMMISSION MEETING
Piedmont Civic Center 314 Edmond Road Northwest
Monday, August 6, 2018 at 6:30 PM

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

ABSENT: None

STAFF PRESENT: Community Development Supervisor Kayla Cornett, City
Attorney Mike Segler, and City Secretary Valorie Cumming

1. **CALL TO ORDER-** Chairman Richard Felton called the meeting to order at 6:31pm.
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 July 2, 2018.

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

The Vote was:

AYE: Commissioner Bryan Seale, Commissioner Craig Eidson,
Commissioner 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

- a) **CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY JOYCE LEACH, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C-3 ON THE FOLLOWING DESCRIBED PROPERTY (Also known as 100 Monroe Ave):**

Lots 1, 2, 3, and 4 of Block 40, Original Town of Piedmont, Canadian County,
Oklahoma

Community Development Supervisor Kayla Cornett addressed the board
-changing zoning to C3 which matches what the land is used for

Commissioner Bryan Seale made a motion to open a Public Hearing at 6:33pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

As no one wished to speak Commissioner Jeff Rycroft made a motion to close a Public Hearing at 6:33pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

- b) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY JOYCE LEACH, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C-3 ON THE FOLLOWING PROPERTY:

See above for full legal description.

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

The Vote was:

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

NAY: None

- c) CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY JOSEPH PIERCE, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C-3 ON THE FOLLOWING DESCRIBED PROPERTY (Also known as 410 Piedmont Rd N.):

Lots NINE (9) and TEN (10) of Block THIRTY-ONE (31), in the TOWN OF PIEDMONT, Canadian County, Oklahoma, according to the recorded plat thereof.

AND

A Tract of land lying in the abandoned railroad right of way more particularly described as follows: Beginning at the Southeast corner of Lot Nine (9); THENCE 150 feet bearing North 90° E along and following the extended South line of Lot Nine (9); THENCE 140.48 feet bearing North 00°08'53¹¹ East to an iron pin; THENCE 36.34 feet bearing South 89°43'54¹¹ W to an iron pin; THENCE 10.72

feet bearing South 39°05'15" W to an iron pin; THENCE 170.09 feet bearing South 39°05'15" W along and following the Southeast line of Lot Ten (I 0) to the point of beginning. All contained in the original Town of Piedmont, as located in the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma

Community Development Supervisor Kayla Cornett addressed the board

-must be zoned properly to receive a license to sale alcohol

-City Stop

Commissioner Jeff Rycroft made a motion to open a Public Hearing at 6:34pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

As no one wished to speak Commissioner Bryan Seale made a motion to close a Public Hearing at 6:35pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

- d) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY JOSEPH PIERCE, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C-3 ON THE FOLLOWING DESCRIBED PROPERTY:

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

The Vote was:

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

NAY: None

- e) CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY K.I.M. HOMES & CONSTRUCTION INC., FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT RE-1 ON THE FOLLOWING DESCRIBED PROPERTY (Also known as 5127 Duboise NW):

A portion of the SW/4 of Section Eighteen (18), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Commencing at the SE corner of said SW/4; thence West along the South line of

said SW/4 a distance of 315.40'; thence North and parallel to the West line of said SW/4 a distance of 1173.30' to the point of beginning; thence West and parallel to the South line of said SW/4 a distance of 315.00'; thence North and parallel to the West line of said SW/4 a distance of 146. 10'; thence East and parallel to the South line of said SW/4 a distance of 315.00'; thence South and parallel to the West line of said SW/4 a distance of 146. 70' to the point of beginning.

Community Development Supervisor Kayla Cornett addressed the board

-build home on property but found out it was not properly zoned to receive building permit

Commissioner Bryan Seale made a motion to open a Public Hearing at 6:36pm. Motion was **seconded** by Commissioner Jeff Rycroft.

The Vote was:

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

NAY: None

John Tully addressed the board

-requested clarification on what is actually going on and what will be changed
-it's AG now and we have AG down the street why can't they build

Chairman Richard Felton addressed the board

-this is a public hearing and we can't answer any questions
-once the hearing has been closed we will try our best to answer your questions

As no one wished to speak Commissioner Jeff Rycroft made a motion to close a Public Hearing at 6:37pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

- f) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY K.I.M. HOMES & CONSTRUCTION INC., FROM THE ZONING DISTRICT A-I TO ZONING DISTRICT RE-I ON THE FOLLOWING DESCRIBED PROPERTY:

See above for full legal description.

Chairman Richard Felton addressed the board

-official answer is that we are trying to following the zoning ordinances and how they are being interpreted by staff

City Attorney Mike Segler addressed the board

-currently we have pockets of AG zone
-AG must be 5 acres by ordinance

- these lots are 1 acre or so
- AG uses not compatible with 1 acre lots
- trying to fix moving forward

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

The Vote was:

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

NAY: None

- g) CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY GLENN DAVID MUELLER, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C-3 ON THE FOLLOWING DESCRIBED PROPERTY (Also known as 107-119 Monroe Ave NW):**

Lots Fourteen (14), Fifteen (15) and Sixteen (16) of Block Twenty-nine (29) in the TOWN OF PIEDMONT, Canadian County, Oklahoma, according to the recorded plat thereof, together with an easement over and across a part of lot Thirteen (13), Block Twenty-nine (29) in the TOWN OF PIEDMONT, Canadian County, Oklahoma, according to the recorded plat thereof, described as follows: Beginning at the Southeast Comer of said Lot 13; thence West 6 feet; Thence North 33 feet; thence East 6 feet; thence South 33 feet to the point of beginning.
AND

Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20) of Block Twenty-nine (29) in the TOWN OF PIEDMONT, Canadian County, Oklahoma, according to the recorded plat thereof.

Community Development Supervisor Kayla Cornett addressed the board
-this is the property where Piedmont Glass use to be in
-owner is redoing units to retail in there and needs it zoned correctly

Commissioner Jeff Rycroft made a motion to open a Public Hearing at 6:40pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

As no one wished to speak Commissioner Brian Seale made a motion to close a Public Hearing at 6:41pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

h) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY GLENN DAVID MUELLER, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C- 3 ON THE FOLLOWING DESCRIBED PROPERTY:

See above for full legal description.

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

The Vote was:

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

NAY: None

7. NEW BUSINESS

"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.

None

9. COMMISSIONER'S COMMENTS- (Oral)

Commissioner Craig Eidson addressed the board
-thanks for the clean-up work

10. ADJOURN- Chairman Richard Felton adjourned the meeting at 6:42pm.

Chairman, Richard Felton

Secretary, Valorie Cumming