

**AGENDA SUMMARY- PLANNING COMMISSION MEETING**

**Piedmont Civic Center**

**314 Edmond Road Northwest**

**Monday, October 1, 2018 at 6:30 PM**

**MEMBERS PRESENT:**

Commissioner Craig Eidson, Commissioner Brad Rogers,  
Commissioner Jeff Rycroft and Chairman Richard Felton.

**ABSENT:**

Commissioner Bryan Seale

**STAFF PRESENT:**

Community Development Supervisor Kayla Cornett, Fire  
Chief Andy Logan, City Attorney Mike Segler, and City  
Secretary Valorie Cumming

1. **CALL TO ORDER-** Chairman Richard Felton called the meeting to order at 6:30pm.
2. **SWEARING IN OF APPOINTMENT-** Brad Rogers
3. **ROLL CALL-** City Secretary Valorie Cumming called roll and a quorum was present.
4. **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 August 6, 2018.

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

**The Vote was:**

**AYE:**

Commissioner Craig Eidson, Commissioner Brad Rogers,  
Commissioner Jeff Rycroft and Chairman Richard Felton.

**NAY:**

None

**5. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA**

None

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

None

**7. BUSINESS ITEMS**

- a. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY RHONDA HOWARD, FROM THE ZONING DISTRICT A-1 (AGRICULTURE DISTRICT) TO ZONING DISTRICT RE-2 (RURAL RESIDENTIAL, MEDIUM DISTRICT) ON THE FOLLOWING DESCRIBED PROPERTY (Also known as 1215 Craig Dr NW):

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Beginning at the point 1207.5 feet North and 550 feet East of the Southwest corner of the NE/4 of said Section 32; thence North parallel to the West line of said Quarter a distance of 360 feet; thence East parallel to the South line of said Quarter a distance of 110 feet; thence South a distance of 360 feet; thence West a distance of 110 feet to the point of beginning.

Community Development Supervisor Kayla Cornett addressed the board

- property owner thought zoned one way and wants to sell
- requested rezoning to meet 2030 comp plan

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

**The Vote was:**

**AYE:** Commissioner Craig Eidson, Commissioner Brad Rogers,  
Commissioner Jeff Rycroft and Chairman Richard Felton.

**NAY:** None

David Ghram addressed the board

- live just North of the lot
- hate to see it zoned for building due to water that collects on property
- worried it will flow to his home

Mark Arambula addressed the board

- live on Craig Drive
- when we get lots of rain the water flows thru this property
- any structure built on it will create a damn

Don Carter addressed the board

- talked to builder and he said it is a flood plain so surprised they are trying to rezone
- will create a problem for neighbors

Commissioner Jeff Rycroft made a motion to close a Public Hearing at 6:39pm. Motion was **seconded** by Commissioner Craig Eidson.

**The Vote was:**

**AYE:** Commissioner Craig Eidson, Commissioner Brad Rogers,  
Commissioner Jeff Rycroft and Chairman Richard Felton.

**NAY:** None

- b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY RHONDA HOWARD, FROM THE ZONING DISTRICT A-1 (AGRICULTURE DISTRICT) TO ZONING DISTRICT RE-2 (RURAL RESIDENTIAL, MEDIUM DISTRICT) ON THE FOLLOWING DESCRIBED PROPERTY (Also known as 1215 Craig Dr NW):**

See above for full legal description

Chairman Richard Felton addressed the board

- regardless of what zoning it is the owner must take contain water on property
- we can't speculate about what the owner will do with the property

Commissioner Craig Eidson addressed the board

- we are discussing strictly zoning
- this will help to protect you in the future with issues since AG doesn't have as many requirements

Mark Arambula addressed the board

- not sure how they are going to access lot due to cul-de-sac they might have to knock down trees

David Ghram addressed the board

- this property will have no access to the road at all

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

**The Vote was:**

**AYE:** Commissioner Craig Eidson, Commissioner Brad Rogers,  
Commissioner Jeff Rycroft and Chairman Richard Felton.

**NAY:** None

- c. CONDUCT A PUBLIC HEARING TO CONSIDER A PROPOSED PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR AUTUMN CHASE AT TOWN CENTRAL PHASE II AT THE FOLLOWING DESCRIBED PROPERTY:

A tract of land in the Northeast Quarter (NE/4) and Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northwest corner of said Northeast Quarter (NE/4); Thence N 89.38'48" E along the North line of said Northeast Quarter (NE/4), (Basis of Bearing), a distance of 333.56 feet; Thence S 00°00'12" E a distance of 529.44 feet; Thence S 45°00'72" E a distance of 35.36 feet; Thence S 00°00'72" E a distance of 50.00 feet; Thence S 44°59'48" W a distance of 35.36 feet; Thence S 00°00'12" E a distance of 130.56 feet; Thence N 89°59'59" W a distance of 384.82 feet; Thence on a curve to the left with an arc length of 398.46 feet, a radius of 1857.02 feet, a chord bearing of S 83.50'59" W and a chord length of 397.70 feet; Thence S 77°42'10" W a distance of 81.19 feet; Thence on a curve to the right with an arc length of 125.02 feet, a radius of 7325.65 feet, a chord bearing of S 80°24'16" W and a chord length of 124.98 feet to the Southeast corner of the recorded plat of AUTUMN CHASE AT TOWN CENTRAL & HAWKS LANDING AT TOWN CENTRAL PHASE I; Thence N 4176'53" E along the East line of said recorded plat, a distance of 37.57 feet; Thence N 00°00'12" W continuing along the East line of said recorded plat, a distance of 806.10 feet to a point on the North line of said Northwest Quarter (NW/4); Thence N 89°36'07" E along the North line of said Northwest Quarter (NW/4), a distance of 624.46 feet to the POINT OF BEGINNING.

Said tract having an area of 743764.66 Square Feet, 17.074 Acres, more or less.

Community Development Supervisor Kayla Cornett addressed the board

- directly East of current phase

-Engineering, Fire Department, City Staff and Water department have all approved

Commissioner Craig Eidson made a motion to open a Public Hearing at 6:46pm. Motion was **seconded** by Commissioner Jeff Rycroft.

**The Vote was:**

**AYE:** Commissioner Craig Eidson, Commissioner Brad Rogers, Commissioner Jeff Rycroft and Chairman Richard Felton.

**NAY:** None

Commissioner Jeff Rycroft made a motion to close a Public Hearing at 6:47pm. Motion was **seconded** by Commissioner Brad Rogers.

**The Vote was:**

**AYE:** Commissioner Craig Eidson, Commissioner Brad Rogers, Commissioner Jeff Rycroft and Chairman Richard Felton.

**NAY:** None

**d. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A PROPOSED PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR AUTUMN CHASE AT TOWN CENTRAL PHASE II AT THE FOLLOWING DESCRIBED PROPERTY:**

See above for full legal description

Warren Peacock addressed the board

- Phase 2 follows same configuration as Phase 1
  - water, sewer, drainage, house size etc. meets requirements of the City
- extending gravity sewer from Phase 1 and continuing front of Edmond Rd
- having additional right of way for trail system for the City

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

**The Vote was:**

**AYE:** Commissioner Craig Eidson, Commissioner Brad Rogers, Commissioner Jeff Rycroft and Chairman Richard Felton.

**NAY:** None

**8. 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

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

None

**10. COMMISSIONER'S COMMENTS-** (Oral)

Chairman Richard Felton welcomes Brad to the board and is happy they have a full board now.

**10. ADJOURN-** Chairman Richard Felton adjourned the meeting at 6:50pm.

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Chairman, Richard Felton

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Secretary, Valorie Cumming