

**CITY OF PIEDMONT
MEETING OF THE PIEDMONT PLANNING COMMISSION
GEORGE FINA MUNICIPAL BUILDING - 314 EDMOND ROAD NORTHWEST
Monday, June 5th, 2023 at 6:00 pm**

- 1. CALL TO ORDER - Chairman**
- 2. ROLL CALL - City Clerk or City Secretary**
- 3. CONSENT AGENDA - All items on the consent agenda are non-controversial and may be approved by one motion for items.**
 - A. Approval of Regular Meeting Minutes on May 1st, 2023.
- 4. HEARING OF CITIZENS- Topics to include those items listed in the agenda.**
- 5. BUSINESS ITEMS –**

MOTION TO OPEN PUBLIC HEARING

- A. Discussion, consideration, and possible action on an administrative zoning application submitted by Yankee Fence Company, LLC to rezone the following lots from the established C-2 (General Commercial District) to the appropriate C-3 (Central Commercial District) that has been in use as such since 1987:**

Piedmont Original Town Lots 13 – 15, Block 37 (107 Madison Ave NE)

MOTION TO CLOSE PUBLIC HEARING

- A2. Discussion, consideration, and possible action on an administrative zoning application submitted by Yankee Fence Company, LLC to rezone the following lots from the established C-2 (General Commercial District) to the appropriate C-3 (Central Commercial District) that has been in use as such since 1987:**

Piedmont Original Town Lots 13 – 15, Block 37 (107 Madison Ave NE)

MOTION

MOTION TO OPEN PUBLIC HEARING

B. Discussion, consideration, and possible action on a proposed preliminary plat for Autumn Chase at Town Central Phase 3 for the following location:

A TRACT OF LAND IN THE NORTHWEST (NW/4), AND THE NORTHEAST QUARTER (NEA) OF SECTION THIRTY-THREE (33), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE S 00°00'12" E ALONG THE SECTION LINE A DISTANCE OF 880.00 FEET; THENCE S 89°59'56" E A DISTANCE OF 1238.39 TO THE POINT OF BEGINNING; THENCE N 00°00'07" W A DISTANCE OF 50.00 FEET; THENCE N 89°53'15" E A DISTANCE OF 595.69 FEET; THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 159.41 FEET, A RADIUS OF 1333.03 FEET, A CHORD BEARING OF N 86°33'41" E, CHORD LENGTH OF 159.31 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 288.71 FEET, A RADIUS OF 11309.62 FEET, A CHORD BEARING OF N 83°13'50" E, CHORD LENGTH OF 288.70 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 311.99 FEET, A RADIUS OF 13071.65 FEET, A CHORD BEARING OF N 86°01'48" E, CHORD LENGTH OF 311.99 FEET; THENCE S 89°59'56" E A DISTANCE OF 392.36 FEET; THENCE S 00°00'05" E A DISTANCE OF 100.00 FEET; THENCE S 00°00'01" W A DISTANCE OF 400.00 FEET; THENCE N 89°59'57" W A DISTANCE OF 200.00 FEET; THENCE S 00°00'03" W A DISTANCE OF 637.12 FEET; THENCE S 89°19'49" W A DISTANCE OF 297.57 FEET; THENCE N 18°53'49" W A DISTANCE OF 210.24 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 817.24 FEET, A RADIUS OF 2650.00 FEET, A CHORD BEARING OF S 80°29'39" W, CHORD LENGTH OF 814.01 FEET; THENCE S 89°19'44" W A DISTANCE OF 560.10 FEET; THENCE N 00°00'07" W A DISTANCE OF 124.32 FEET; THENCE S 87°00'51" W A DISTANCE OF 15.85 FEET; THENCE N 00°00'07" W A DISTANCE OF 468.84 FEET; THENCE N 89°59'53" E A DISTANCE OF 294.39 FEET; THENCE N 00°00'03" E A DISTANCE OF 325.03 FEET; THENCE S 89°59'53" W A DISTANCE OF 95.00 FEET; THENCE N 00°00'07" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAS AN AREA OF 1765126.16 SQUARE FEET OR 40.522 ACRES MORE LESS.

MOTION TO CLOSE PUBLIC HEARING

B2. Discussion, consideration, and possible action on a proposed preliminary plat for Autumn Chase at Town Central Phase 3 for the following location:

A TRACT OF LAND IN THE NORTHWEST (NW/4), AND THE NORTHEAST QUARTER (NEA) OF SECTION THIRTY-THREE (33), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE S 00°00'12" E ALONG THE SECTION LINE A DISTANCE OF 880.00 FEET; THENCE S 89°59'56" E A DISTANCE OF 1238.39 TO THE POINT OF BEGINNING; THENCE N 00°00'07" W A DISTANCE OF 50.00 FEET; THENCE N 89°53'15" E A DISTANCE OF 595.69 FEET; THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 159.41 FEET, A RADIUS OF 1333.03 FEET, A CHORD BEARING OF N 86°33'41" E,

CHORD LENGTH OF 159.31 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 288.71 FEET, A RADIUS OF 11309.62 FEET, A CHORD BEARING OF N 830 1350" E, CHORD LENGTH OF 288.70 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 311.99 FEET, A RADIUS OF 13071.65 FEET, A CHORD BEARING OF N 8600148" E, CHORD LENGTH OF 311.99 FEET; THENCE S 89059'56" E A DISTANCE OF 392.36 FEET; THENCE S 00000'05" E A DISTANCE OF 100.00 FEET; THENCE S 0000001" W A DISTANCE OF 400.00 FEET; THENCE N 89'59'57" W A DISTANCE OF 200.00 FEET; THENCE S 00000'03" W A DISTANCE OF 637.12 FEET; THENCE S 890 19'49" W A DISTANCE OF 297.57 FEET; THENCE N 18053'49" W A DISTANCE OF 210.24 FEET: THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 817.24 FEET, A RADIUS OF 2650.00 FEET, A CHORD BEARING OF S 80029'39" W, CHORD LENGTH OF 814.01 FEET; THENCE S 8901944" W A DISTANCE OF 560.10 FEET; THENCE N 00000'07" W A DISTANCE OF 124.32 FEET; THENCE S 87000'51" W A DISTANCE OF 15.85 FEET; THENCE N 0000007" W A DISTANCE OF 468.84 FEET; THENCE N 89059'53" E A DISTANCE OF 294.39 FEET; THENCE N 0000003" E A DISTANCE OF 325.03 FEET; THENCE S 89059153" W A DISTANCE OF 95.00 FEET; THENCE N 00°00'07" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAS AN AREA OF 1765126.16 SQUARE FEET OR 40.522 ACRES MORE LESS

MOTION

- C. Discussion, consideration, and possible action on an Application of Exception of metal façade on a commercial building at the following address:

Piedmont Original Town Lots 13 – 15, Block 37 (107 Madison Ave NE)

MOTION

- D. Discussion on The Haven II PUD design statement
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6. 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)

7. ADMINISTRATION REPORT

8. ADJOURN- Chairman

All regular meetings of the City Council of Piedmont for the 2023 calendar year were set on December 1st, 2022. This agenda was posted at the Piedmont Civic Center – Front door, as of May 31st, 2023. The above Agenda was posted on the City of Piedmont Website as of May 31st, 2023 at 5:00pm.

In reviewing and responding to any agenda item, the Planning Commission may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any agenda item. When more information is needed to act on an item, Planning Commission may refer the matter to the City Manager, to the Municipal Counselor, or to a board or commission for additional study. Items may be deferred or continued indefinitely or to a specific date or stricken from the agenda entirely.

Jennifer Smith, City Clerk