

**CITY OF PIEDMONT**  
**MEETING OF THE PIEDMONT PLANNING COMMISSION**  
**GEORGE FINA MUNICIPAL BUILDING - 314 EDMOND ROAD NORTHWEST**  
**Monday, November 6<sup>th</sup>, 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 October 2<sup>nd</sup>, 2023.**
  - B. **Approval of Special Meeting Minutes on October 16<sup>th</sup>, 2023.**
4. **HEARING OF CITIZENS**- Topics to include those items *not listed in the agenda*.
5. **BUSINESS ITEMS** –

**OPEN/CLOSE PUBLIC HEARING**

- A. **Discussion, consideration, and possible action on a short form subdivision application. The property owner has requested a subdivision to create two new lots at 2000 Morgan Rd NE. The legal description is as follows:**

Beginning at a point 665 feet East, and 589 feet South of survey pin at the NW corner of W/2 SW/4 Section TWENTY-FIVE (25), Township FOURTEEN (14) North, Ranch FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma; then 560 feet south to a point 665 feet east of the west property line; then West 665 feet to a point 1149 feet South of the survey pin at the NW corner of the above W/2 SW/4 on the west property line; then 47 feet south along the west property line to a point 1196 feet south of the survey pin at the NW corner; then east 1331.5 feet to the east property line of said W/2 SW/4 to a point 1196 feet south of the survey pin at the NE corner; then north along the east property line 607 feet to a point 589 feet south of the survey pin at the NE corner; then west 666.5 feet to the point of beginning. Containing 10 Acres, more or less.

- The property owner has requested the above property be subdivided into three (3) lots as follows:**

**Tract 1** – A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-Five (25), 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 SW/4; Thence S00°05'49"E along the West line of said SW/4 a distance of 1149.00 feet; Thence S89°48'16"E a distance of 665.00 feet to the POINT OF BEGINNING; Thence N00°05'49"W a distance of 560.00 feet; Thence S89°48'16"E a distance of 194.50 feet; Thence S00°05'49"E a distance of 560.00 feet; Thence N89°48'16"W a distance of 194.50 feet to the POINT OF BEGINNING. Containing 108,919 Sq. Ft. or 2.500 acres, more or less.

**Tract 2** – A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-Five (25), 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 SW/4; Thence S00°05'49"E along the West line of said SW/4 a distance of 1196.00 feet; Thence S89°48'16"E a distance of 1152.45 feet to the POINT OF BEGINNING; Thence N00°01'54"W a distance of 607.00 feet; Thence S89°48'16"E a distance of 179.40 feet; Thence S00°01'54"E a distance of 607.00 feet; Thence N89°48'16"W a distance of 179.40 feet to the POINT OF BEGINNING. Containing 108,994 Sq. Ft. or 2.500 acres, more or less.

**Tract 3 (remaining tract)** - COMMENCING at the Northwest corner of said SW/4; Thence S00°05'49"E along the West line of said SW/4 a distance of 1149.00 feet to the POINT OF BEGINNING; Thence S89°48'16"E a distance of 859.50 feet; Thence N00°05'49"W a distance of 560.00 feet; Thence S89°48'16"E a distance of 292.95 feet; Thence S00°01'54"E a distance of 607.00 feet; Thence N89°48'16"W a distance of 1151.76 feet; Thence N00°05'49"W a distance of 47.00 feet to the POINT OF BEGINNING. Subject to two (2) access easements being more particularly described as follows: COMMENCING at the Northwest corner of said SW/4; Thence S00°05'49"E along the West line of said SW/4 a distance of 1149.00 feet; Thence S89°48'16"E a distance of 33.00 feet to a point on the East right of the line of Morgan Road NE, same being the POINT OF BEGINNING; Thence S89°48'16"E a distance of 1118.81 feet; Thence S00°01'54"E a distance of 47.00 feet; Thence N89°48'16"W a distance of 1118.76 feet; Thence N00°05'49"W a distance of 47.00 feet to the POINT OF BEGINNING. Containing 218,004 Sq. Ft. or 5.005 acres, more or less.

## **MOTION**

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### **OPEN/CLOSE PUBLIC HEARING**

- B. Discussion, consideration, and possible action on a rezone application for the lot previously mentioned above, "Tract 1." The property owner has requested a rezone from the established A-1 (Agriculture District – 5-acre lot minimum) to the appropriate RE (Rural Estates Residential District – 2.5 to 4.99 acre lots). The legal description of the property is as follows:**

**Tract 1** – A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-Five (25), 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 SW/4; Thence S00°05'49"E along the West line of said SW/4 a distance of 1149.00 feet; Thence S89°48'16"E a distance of 665.00 feet to the POINT OF BEGINNING; Thence N00°05'49"W a distance of 560.00 feet; Thence S89°48'16"E a distance of 194.50 feet; Thence S00°05'49"E a distance of 560.00 feet; Thence N89°48'16"W a distance of 194.50 feet to the POINT OF BEGINNING. Containing 108,919 Sq. Ft. or 2.500 acres, more or less.

## **MOTION**

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### **OPEN/CLOSE PUBLIC HEARING**

- C. Discussion, consideration, and possible action on a rezone application will be considered for the lot previously mentioned above, "Tract 2." The property owner has requested a rezone from the established A-1 (Agriculture District – 5-acre lot minimum) to the appropriate RE (Rural Estates Residential District – 2.5 to 4.99 acre lots). The legal description of the property is as follows:**

**Tract 2** – A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-Five (25), 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 SW/4; Thence S00°05'49"E along the West line of said SW/4 a distance of 1196.00 feet; Thence S89°48'16"E a distance of 1152.45 feet to the POINT OF BEGINNING; Thence N00°01'54"W a distance of 607.00 feet; Thence S89°48'16"E a distance of 179.40 feet; Thence S00°01'54"E a distance of 607.00 feet; Thence N89°48'16"W a distance of 179.40 feet to the POINT OF BEGINNING. Containing 108,994 Sq. Ft. or 2.500 acres, more or less.

**MOTION**

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**OPEN/CLOSE PUBLIC HEARING**

- D. Discussion, consideration, and possible action on a Lot-Line Adjustment application. The property owner has requested a lot-line adjustment at 662 Frisco Rd NW. The legal description is as follows:**

A part of the Southwest Quarter (SW/4) of Section Thirty-One (31), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, More particularly described as follows: COMMENCING at the Southwest Corner (SW/C) of said Southwest Quarter (SW/4); THENCE North 00°01'27" West, along the West line of said SW/4, a distance of 1988.56 feet to the POINT OF BEGINNING; THENCE continuing North 0°01'27" West along the West line of said Southwest Quarter (SW/4) a distance of 662.46 feet; THENCE North 89°26'53" East a distance of 328.64 feet; THENCE South 0°01'27" East a distance of 663.07 feet; THENCE Sout 89°33'17" West a distance of 328.64 feet to the POINT OF BEGINNING.

**MOTION**

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**OPEN/CLOSE PUBLIC HEARING**

- E. Discussion, consideration, and possible action on a lot-split plat application. JTS Investments, LLC has requested a Lot-Split Plat for the following described property on the East side of Piedmont Road N:**

A tract of land located in the Northwest Quarter (NW ¼) of Section Thirty-Three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, said tract being a portion of an existing tract of land described in book 3262, Page 18 of the Canadian County Clerk's records and more particularly described as follows: COMMENCING at the Southwest corner of said Northwest Quarter (NW1/4); THENCE N89°19'41" E, on the south line of said NW ¼, a distance of 60.00 feet to the southwest corner of said existing tract of land, said point also being the point of beginning; THENCE N00°00'11"E (N00°00'12"W-Deed), on the west line of said existing tract of land, a distance of 165.75 feet; THENCE N89°19'41"E, parallel with the south line of said NW1/4, a distance of 246.66 feet; THENCE S00°00'11"W parallel with the west line of said existing tract of land, as distance of 165.75 feet to the south line of said NW ¼; THENCE S89°19'41" W (S89°19'40" W-Deed), on said south line, a distance of 246.66 feet to the POINT OF BEGINNING, containing 0.939 Acres, more or less.

**MOTION**

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## **OPEN/CLOSE PUBLIC HEARING**

### **F. Discussion, consideration, and possible action on an amendment to the Town Central Planned Unit Development (PUD) Design Statement to change the required parking requirements for the proposed commercial retail building at the following described property on the East side of Piedmont Road N:**

A tract of land located in the Northwest Quarter (NW ¼) of Section Thirty-Three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, said tract being a portion of an existing tract of land described in book 3262, Page 18 of the Canadian County Clerk's records and more particularly described as follows: COMMENCING at the Southwest corner of said Northwest Quarter (NW1/4); THENCE N89°19'41" E, on the south line of said NW ¼, a distance of 60.00 feet to the southwest corner of said existing tract of land, said point also being the point of beginning; THENCE N00°00'11"E (N00°00'12"W-Deed), on the west line of said existing tract of land, a distance of 165.75 feet; THENCE N89°19'41"E, parallel with the south line of said NW1/4, a distance of 246.66 feet; THENCE S00°00'11"W parallel with the west line of said existing tract of land, as distance of 165.75 feet to the south line of said NW ¼; THENCE S89°19'41" W (S89°19'40" W-Deed), on said south line, a distance of 246.66 feet to the POINT OF BEGINNING, containing 0.939 Acres, more or less.

## **MOTION**

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### **6. 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)*

### **7. ADMINISTRATION REPORT-**

### **8. COMMISSIONER'S COMMENTS-**

### **9. ADJOURN- Chairman**

*All regular meetings of the City Council of Piedmont for the 2023 calendar year were set on December 1<sup>st</sup>, 2022. This agenda was posted at the Piedmont Civic Center – Front door, as of November 1<sup>st</sup>, 2023. The above Agenda was posted on the City of Piedmont Website as of November 1<sup>st</sup>, 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.*

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**Jennifer Smith, City Clerk**