

AGENDA SUMMARY- PLANNING COMMISSION MEETING
George Fina Building 314 Edmond Rd Northwest
Monday, January 10th 2022, 6:00pm

MEMBERS PRESENT: Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

ABSENT: None

STAFF PRESENT: Community Development Director Scott Garnand, and City Secretary Arielle Garcia

1. **CALL TO ORDER-** Chairman Steve Bottkol called the meeting to order at 6:00pm.
2. **ROLL CALL-** City Secretary Arielle Garcia 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 December 6th 2021.**

Commissioner Bryan Seale made a motion to approve the item of the consent agenda. Motion was seconded by commissioner Kyle Cornman.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

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.*

Mark Simpson addressed the commission
Which ward's seat is open for a commissioner?

Community Development Director Scott Garnand addressed the commission
I am not sure off the top of my head. I will check into that.

6. BUSINESS ITEMS:

- a. **A public hearing for the considering a Rezoning Application submitted by Chateau Fine Homes 2 LLC requesting a variance from the established A-1 Zoning District to rezone from Zoning District A-1 to Zoning District RE (Minimum 2.5 Acre lots) at the following described property: (5580 Mustang Rd N) T14N R05W S16 NE4 A#10 PT NE4 - BEG @ SE/C, TH W655.75' N332.05' E655.93**

Vice Chair Patrick Scott made a motion to open the public hearing. Motion was seconded by commissioner Kyle Cornman.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

NAY: None

Chairman Steve Bottkol made a motion to close the public hearing. Motion was seconded by commissioner Kyle Cornman.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

NAY: None

- b. **Discussion, consideration and possible action on a Rezoning Application submitted by Chateau Fine Homes 2 LLC requesting a variance from the established A-1 Zoning District to rezone from Zoning District A-1 to Zoning District RE (Minimum 2.5 Acre lots) at the following described property: (5580 Mustang Rd N) See above for full legal description.**

Community Development Director Scott Garnand addressed the commission Staff's recommendation is to rezone.

Commissioner Kyle Cornman made a motion to approve the rezone application. Motion was seconded by Vice Chair Patrick Scott.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

NAY: None

- c. **A public hearing for the considering a Short Form Subdivision Application submitted by Chateau Fine Homes 2 LLC at the following described property: (5580 Mustang Rd N) T14N R05W S16 NE4 A#10 PT NE4 - BEG @ SE/C, TH W655.75' N332.05' E655.93**

Vice Chair Patrick Scott made a motion to open the public hearing. Motion was seconded by commissioner Kyle Cornman.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

NAY: None

Vice Chair Patrick Scott made a motion to close the public hearing. Motion was seconded by commissioner Kyle Cornman.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

NAY: None

- d. **Discussion, consideration and possible action on a Short Form Subdivision Application submitted by Chateau Fine Homes 2 LLC at the following described property: (5580 Mustang Rd N) See above for full legal description.**

Community Devolvement Director Scott Garnand addressed the commission

This is to split the land into two 2.5 acres.

Commissioner Kyle Cornman made a motion to approve lot split subject to rezone depending on the City Council's approval. Seconded by Vice Chair Patrick Scott

VOTE WAS:

AYE:

Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

NAY:

None

- e. **A public hearing for the considering a Rezoning Application submitted by Premium Land LLC requesting a variance from the established A-1 Zoning District to Zoning District PUD at the following described property: (500 ft East of Piedmont Road on the North Side of 150th): A tract of land situated in the Southwest Quarter (SW/4) of Section four (4), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Piedmont, Canadian County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said SW/4; thence S89°34'41" E along the South line of said SE/4 a distance of 500.00 feet to the POINT OF BEGINNING; thence N00°11'2" E a distance of 1396.29 feet; thence S89°50'03" E a distance of 1780.00 feet; thence S00°11'02" W a distance of 1971.24 feet to a point on the South line of said SW/4; thence N89°34'41" W along said South line a distance of 1780.02 feet to the POINT OF BEGINNING. Said tract contains 3,501,729 Sq Ft or 80.39 Acres, more or less.**

Vice Chair Patrick Scott made a motion to open a public hearing. Motion was seconded by Commissioner Kyle Cornman.

VOTE WAS:

AYE:

Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

NAY:

None

Developer Kendal addressed the commission

We want to rezone the 80 acres 500 feet east of Piedmont Road. It is currently A1. We want tract 1 to be RN1, it is 11.6 acres, it would hold 22 buildings. Rezone track tract 2 to RD1, it is 14.38 acres. And rezone tract 3 to RS3. North of the property is zoned C2, west is A1, and south is Oklahoma City. Oklahoma City Comp plan is to make that area all urban.

Doyle addressed the Planning Commission

I am worried of the traffic that will take place. The road is only paved half a mile. Where is the water coming from? Will our water be affected by this? Will this be federal housing?

Vice Chair Patrick Scott made a motion to close a public hearing. Motion was seconded by Commissioner Kyle Cornman.

VOTE WAS:

AYE:

Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

NAY:

None

- f. **Discussion, consideration and possible action on a Rezoning Application submitted by Premium Land LLC requesting a variance from the established A-1 Zoning District to Zoning District PUD at the following described property: (500 ft East of Piedmont Road on the North Side of 150th) See above for full legal description.**

City Attorney Michael Segler addressed the commission

This is a rezone and PUD. Zoning has to be approved by the Planning Commission and City Council. This is the first PUD we have had with the policy changes. The city staff and Council will get together to discuss this.

Vise Chair Patrick Scott made a motion to schedule a meeting with the developer and planning commission. Motion was seconded by Commissioner Kyle Cornman.

VOTE WAS:

AYE:

Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, and Commissioner Jennifer Ochoa

NAY:

None

- g. **A public hearing for the considering a PUD application submitted by Premium Land LLC at the following described property: (500 ft East of Piedmont Road on the North Side of 150th) A tract of land situated in the Southwest Quarter (SW/4) of Section four (4), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Piedmont, Canadian County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said SW/4; thence S89°34'41" E along the South line of said SE/4 a distance of 500.00 feet to the POINT OF BEGINNING; thence N00°11'2" E a distance of 1396.29 feet; thence S89°50'03" E a distance of 1780.00 feet; thence S00°11'02" W a distance of 1971.24 feet to a point on the South line of said SW/4; thence N89°34'41" W along said South line a distance of 1780.02 feet to the POINT OF BEGINNING. Said tract contains 3,501,729 Sq Ft or 80.39 Acres, more or less.**
- h. **Discussion, consideration and possible action on a PUD application submitted by Premium Land LLC at the following described property: (500 ft East of Piedmont Road on the North Side of 150th) See above for full legal description.**

NEW BUSINESS

- i. **"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

None

8. COMMISSIONER'S COMMENTS

Chairman Steve Bottkol addressed the commission

Thank you Jennifer Ochoa for joining the commission.

9. ADJOURN- Chairman Steve Bottkol adjourned the meeting at 6:33pm

Chairman Steve Bottkol

City Secretary, Arielle Garcia

