

AGENDA SUMMARY- SPECIAL MEETING OF THE PLANNING COMMISSION
George Fina Building 314 Edmond Rd Northwest
Thursday, March 18th 2021, 6:00pm

MEMBERS PRESENT: Chairman Richard Felton, Commissioner Steve Bottkol, and Commissioner Bryan Seale

ABSENT: Commissioner Craig Edison and Commissioner Jeff Rycroft

STAFF PRESENT: Community Development Director Scott Garnand, City Secretary Arielle Garcia, and City Attorney Michael Segler.

1. **CALL TO ORDER-** Chairman Richard Felton called the meeting to order at 6:01pm
2. **ROLL CALL-** City Secretary Arielle Garcia
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 February 1st 2021.**

Bryan Seale Commissioner made a motion to approve the items of the consent agenda. Motion was seconded by Commissioner Steve Bottkol

VOTE WAS:

AYE: Chairman Richard Felton, Commissioner Steve Bottkol, and Commissioner Bryan Seale

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 for the considering an application submitted by Mark & Phil, LLC requesting a variance from the established A-1 Zoning District to rezone from Zoning District A-1 to Zoning District RE-2 at the following described property.**

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said Northeast Quarter (NE/4);

Thence S 89°20'39" W along the North line of said Northeast Quarter (NE/4) (Basis of Bearing), a distance of 1,508.82 feet; Thence S 00°17'43" E a distance of 50.00 feet to the POINT OF BEGINNING, said point being on the South right of way line of N.W. 178th Street, and on the westerly line of the recorded plat of Shenandoah I at Timber Creek; Thence along the Westerly Lines of the recorded plat of Shenandoah I at Timber Creek the following 7 courses:

- 1) **N 89°20'39" E a distance of 320.32 feet;**
- 2) **S 45°19'41" E a distance of 35.15 feet;**
- 3) **S 00°00'16" W a distance of 184.86 feet;**

- 4) on a curve to the left with an arc length of 93.90', a radius of 195.00' a chord bearing of S 13°47'42" E, and a chord length of 93.00';
 - 5) on a reverse curve to the right with an arc length of 62.89', a radius of 104.96', a chord bearing of S 17°09'36" E, and a chord length of 61.95';
 - 6) S 00°01'40" E a distance of 337.57 feet;
 - 7) S 89°20'39" W a distance of 382.30 feet;
- Thence N 00°17'51" W a distance of 697.38 feet to the POINT OF BEGINNING

Said tract having an area of 255,620.45 Square Feet or 5.868 Acres, more or less.

Commissioner Bryan Seale made a motion to open the public hearing. Motion was seconded by Commissioner Steve Bottkol

VOTE WAS:

AYE: Chairman Richard Felton, Commissioner Steve Bottkol, and Commissioner Bryan Seale

NAY: None

Community Development Director Scott Garnand addressed he board

The was split from the rest of Shenandoah. The north property is requesting to be rezoned to RE2 like the rest of Shenandoah.

Ron Cardwell Addressed the board

Track in question is 1.5 acre. This track was track 4, it was split in 2018. In April 2019 a rezone was denied by The City Council for this property. Creation of easement across from track four- no easement is needed to be created. When the Track of land is split, it should be recorded somewhere. The document that was sent out was wrong. The easement has not gone through The Planning Commission. Two of the lots are zoned RE not RE2. Is RE2 really necessary? If rezone is really necessary to be RE2, could Warren Peacock explain why? How much of this land is utilized? There are questions that need to be asked. There are many things to clean up. Things have gotten out of whack. There will be no access from Shenandoah 2 to track 4. There are so many changes from the pound.

Commissioner Steve Bottkol made a motion to close the public hearing. Motion was seconded by Commissioner Bryan Seale

VOTE WAS:

AYE: Chairman Richard Felton, Commissioner Steve Bottkol, and Commissioner Bryan Seale

NAY: None

- b. **Discussion, consideration, and possible action on a rezone application at Timber Creek for the following described property: See above for full legal description.**

Warren Peacock addressed the board

The main access road is part of Shenandoah 1. At this point in time, we are not certain how the sizes of the lots for this lot split. We will be bringing the plans before the Planning Commission before moving forward. The detention pond for Shenandoah was accounting for the drainage for the entire development. So, the answer to the question and concern for the drainage, it has all been accounted for.

Commissioner Steve Bottkol addressed the board

The area left, is it suitable for RE2? If those are half acres lots you have about 10 homes there. you will deal with stormwater runoff. The detention pond there was built for Shenandoah, can it handle this much more drainage? I know this is just for the zoning, however I know there will be issues come time to do the plat.

Chairman Richard Felton addressed the board

Currently we are just looking at a rezone, when a developer wants to build then you have those questions and answers. I think we are answering questions before we have them. Track 4 sits north of Edmond Road. on both sides of the property, it is already zone RE2. The zoning is in compliance with a comprehensive plan. I recommend that it be approved at the City Council Meeting.

Commissioner Bryan Seale made a motion to approve business item b. Motion was seconded by Commissioner Steve Bottkol

VOTE WAS:

AYE: Chairman Richard Felton, Commissioner Steve Bottkol, and Commissioner Bryan Seale

NAY: None

- c. **Conduct a Public Hearing to considering a proposed Preliminary Plat for Shenandoah 2 for the following property.**

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Southeast corner of said Northeast Quarter (NE/4);

Thence S 89°29'11" W along the South line of said Northeast Quarter (NE/4), a distance of 1,035.79 feet;

Thence N 56°49'44" W a distance of 528.14 feet; Thence N 89°18'10" W a distance of 279.56 feet;

Thence N 35°49'55" W a distance of 549.41 feet; Thence N 23°37'56" W a distance of 216.58 feet;

Thence N 46°03'40" W a distance of 119.52 feet; Thence N 83°08'00" W a distance of 83.93 feet;

Thence N 06°41'42" W a distance of 281.32 feet; Thence N 56°40'07" W a distance of 109.53 feet;

Thence N 71°24'02" W a distance of 203.15 feet to a point on the West line of said Northeast Quarter (NE/4); Thence N 00°14'48" W along the West line of said Northeast Quarter (NE/4), a distance of 406.77 feet; Thence N 89°20'39" E a distance of 550.00 feet; Thence N 00°14'48" W a distance of 44.64 feet; Thence N 89°20'39" E a distance of 732.63 feet to the Northwest corner of Lot One (1), Block Four (4) of the recorded plat of Shenandoah 1 at Timber Creek; Thence along the West and South lines of the recorded plat of Shenandoah 1 at Timber Creek the following 18 courses:

- 1) S 05°02'28" E a distance of 230.92 feet;
- 2) S 53°02'31" W a distance of 519.91 feet;
- 3) S 38°37'05" E a distance of 84.51 feet;
- 4) S 43°16'36" E a distance of 179.63 feet;
- 5) S 47°06'39" E a distance of 139.89 feet;
- 6) S 52°10'49" E a distance of 113.77 feet;
- 7) S 55°56'03" E a distance of 113.68 feet;
- 8) S 59°41'12" E a distance of 113.69 feet;
- 9) S 63°26'22" E a distance of 113.70 feet;
- 10) S 67°11'34" E a distance of 113.71 feet;
- 11) S 70°56'44" E a distance of 113.69 feet;
- 12) S 74°41'57" E a distance of 113.74 feet;
- 13) S 78°27'12" E a distance of 113.74 feet;
- 14) S 82°12'29" E a distance of 113.75 feet;
- 15) S 85°57'35" E a distance of 113.58 feet;
- 16) S 89°59'38" E a distance of 130.84 feet;
- 17) N 62°27'31" E a distance of 67.49 feet;
- 18) N 89°59'46" E a distance of 250.67 feet to the Southeast corner of the recorded plat of Shenandoah

1 at Timber Creek, said point being on the East line of said Northeast Quarter (NE/4); Thence S 00°17'50" E along the East line of said Northeast Quarter (NE/4) (Basis of Bearing), a distance of 687.89 feet to the POINT OF BEGINNING.

Said tract having an area of 2,291,612.24 Square Feet or 52.608 Acres, more or less.

Commissioner Bryan Seale made a motion to open the public hearing. Motion was seconded by Commissioner Steve Bottkol

VOTE WAS:

AYE: Chairman Richard Felton, Commissioner Steve Bottkol, and Commissioner Bryan Seale

NAY: None

Warren Peacock addressed the board

This is a continuation of phase one, we needed to add extra access.

Ron Cardwell addressed the board

I am glad the cul-de-sac ordinance is being upheld. Morgan Road will have a lot of drainage due to no retention for water runoff. I wish the city engineer was here so I could tell them. This will only make Morgan Road much worse.

Commissioner Steve Bottkol made a motion to close the public hearing. Motion was seconded by Commissioner Bryan Seale

VOTE WAS:

AYE: Chairman Richard Felton, Commissioner Steve Bottkol, and Commissioner Bryan Seale

NAY: None

d. Discussion, consideration, and possible action on a proposed Preliminary Plat for Shenandoah 2 for the following described property: See above for full legal description.

Chairman Richard Felton addressed the board

Did the City Engineer approve the preliminary plat? We have approved items like these before without the drainage plans. i think we need to clean the ordnance up so we are all on the same understanding.

Commissioner Bryan Seale addressed the board

I worry of the drainage. There is no information attached for drainage plans. all the drainage will go to Morgan Road onto the Creek by Coyoteee Springs. in chapter four of the ordnance, it says you must have the drainage plans. I don't want to hold anyone up, but I do not want to flood anyone behind Coyoteee Springs. My main hang up is on the drainage. weather you go with plan A or B you have to meet all check marks. We have to have all plans present for us to look at.

Community Development Director Scott Garnand addressed the board

We are only approving the layout now. After this is approved, they will go get drainage plans. I read the ordinance differently, that you can do plan A or B. if you do plan A you do not need drainage plans.

Warren Peacock addressed the board

most of the water drainage will go to Solder creek not Morgan Road.

Commissioner Bryan Seale made a motion to not follow staff's recommendation for approval. Motion was seconded by Commissioner Steve Bottkol

VOTE WAS:

AYE: Chairman Richard Felton, Commissioner Steve Bottkol, and Commissioner Bryan Seale

NAY: None

7. 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

8. ADMINISTRATION REPORT

None

9. COMMISSIONER’S COMMENTS

Commissioner Steve Bottkol addressed the board

I want to get a pro tem. I am not wanting to hold up anything on these meetings. I like to have clarification before approving items.

Chairman Richard Felton addressed the board

I believe we could clean up some of those ordinances so we are on the same understanding of the readings.

10. **ADJOURN-** Chairman Richard Felton adjourned the Planning and Zoning Meeting at 6:50pm

Chairman, Richard Felton

City Secretary, Arielle Garcia