

**AGENDA SUMMARY- PLANNING COMMISSION
MEETING**

**George Fina Building 314 Edmond Rd
Northwest Monday, April 4th 2022, 6:00pm**

Commission Present: Chairman Steve Bottkol, Commissioner Kyle Cornman, Commissioner Jennifer Ochoa, Commissioner Jerimiah Bryant.

Commission Absent: Vice Chair Patrick Scott

Staff Present: Community Development Director Scott Garnand, City Attorney Michael Segler, City Secretary Arielle Garcia

1. **CALL TO ORDER-** Chairman Steve Bottkol called the meeting to order at 6:02pm
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 March 7th 2022.**
 - b. **Approval of Minutes for the Planning Commission special meeting held March 21st, 2022**

Commissioner Kyle Cornman made a motion to approve the items of the consent agenda. Motion was seconded by Commissioner Jerimiah Bryant.

VOTE WAS

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman, Commissioner Jennifer Ochoa, Commissioner Jerimiah Bryant.

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.De

None

6. **BUSINESS ITEMS:**
7. **Discussion, consideration and possible action for the consideration on a Commercial PUD Application submitted by Boo Real Estate requesting a rezoning from the established A-1 Zoning District to Zoning District PUD At the follow property: A part of Section Twenty-Nine (29), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian Canadian County, Oklahoma: Commencing at the Southeast Corner of said SE/4 SE/4; Thence S 89°32'36" W along the South line of said SE/4 Se/4 a distance of 832.86 feet to the point of beginning; Thence continuing S 89°32'36" W a distance of 495.15 feet to the Southwest Corner of the SE/4 SE/4; Thence N 00°05'32" E along the West line of the SE/4 SE/4 a distance of 1319.53 feet to the Northwest Corner of the SE/4 SE/4; Thence N 89°30'51" E along the North line of the SE/4 SE/4 a distance of 495.16 feet; Thence S 00°05'32" W a distance of 1319.78 feet to the point of beginning. Said tract having**

an area of 15 Acres, more or less. (This property is on Edmond rd NW just North of the Civic Center).

Including, but not limited to variances from the Code of Ordinances –

i. Tract 1 approx. 2.63 acres C-2 General Commercial, Code: 9,900sqft minimum lots. PROPOSED Lot Coverage Maximum shall be 90% instead of 50%. Front Yard setbacks off internal public streets shall be 10 ft. Internal Side Yard setbacks shall be 10 ft. Exterior Side Yard setbacks shall be 10 ft.

ii. Tract 2 approx. 12.36 acres RS-2 Single Family Residential Code: 7,500 sqft minimum lot size PROPOSED: Minimum Lot Size shall be 6,200 sf instead of 7,500 sf. Lot Coverage Maximum shall be 45% instead of 25%. Front Yard setback shall be 15 ft instead of 25 ft. Internal Side Yard setback shall be 5 ft for the first story. Internal Side Yard setback shall be 7 ft for the second story. Exterior Side Yard setbacks shall be 5 ft for the first story. Exterior Side Yard setbacks shall be 7 ft for the second story. Minimum Distant between homes shall to 10 ft. Lot Width at Front Building line shall be 60ft. Minimum size residential home shall be 1,800sqft.

Derek addressed the commission

We are trying to get streetlights. Our Developer forgot to put streetlights in. We will have more details on parking for the community center at the preliminary plat.

Chairman Steve Bottkoll addressed the commission

This is the Development for Heaven. This is located north of city hall and south of Windmill Park. Tract 1 is zoned C-2 and tract 2 is zoned RS-2.

Commissioner Jerimiah Bryant made a motion to approve item 7. Motion was seconded by Commissioner Kyle Cornman.

VOTE WAS

AYE:

Chairman Steve Bottkol, Commissioner Kyle Cornman, Commissioner Jennifer Ochoa, Commissioner Jerimiah Bryant.

NAY:

None

a) A public hearing for the consideration on an application submitted by STK Developments, LLC requesting preliminary plat for Phase 3 of Town Central a PUD located at the following property: A tract of land in the Northwest Quarter (NW/4) and the Northeast Quarter (NE/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: COMMENCING at the Northwest corner of said Northeast Quarter (NE/4): Thence N 89° 35'49" E along the North line of said Northeast Quarter (NE/4) (Basis of Bearing), a distance of 1406.07 feet to the POINT OF BEGINNING: Thence continuing N 89° 35'49" E along the North line of said Northeast Quarter (NE/4), a distance of 981.80 feet; Thence S 00° 06'08" E a distance of 359.87 feet; Thence N 89° 35'49" E a distance of 242.73 feet to a point on the East line of said Northeast Quarter (NE/4); Thence S 00° 06'08" E along the East line of said Northeast Quarter (NW/4), a distance of 1439.29 feet; Thence S 89° 19'39" W a distance of 609.71 feet; Thence on a curve to the left with an arc length of 158.83 feet, a radius of 330.00 feet, a chord bearing of S 75° 32'33" W and a chord length of 157.31 feet; Thence on a reverse curve to the right with an arc length of 314.51 feet, a radius of 640.00 feet, a chord bearing of S 75° 49'48" W and a chord length of 311.35 feet; Thence N I 0° 38'28" W a distance of 163.80 feet; Thence S 65° 28'59" W a distance of 399.05 feet; Thence S 89° 19'44" W a distance

of 333.04 feet; Thence N 18° 53'54" W a distance of 210.24 feet; Thence on a curve to the right with an arc length of 817.24 feet, a radius of 2650.00 feet, a chord bearing of S 80° 29'34" W and a chord length of 814.01 feet; Thence S 89° 19'39" W a distance of 560.10 feet; Thence N 00° 00'12" W a distance of 124.32 feet; Thence on a curve to the left with an arc length of 15.85 feet, a radius of 545.00 feet, a chord bearing of S 87° 00'46" W and a chord length of 15.85 feet; Thence N 00° 00'12" W a distance of 468.84 feet; Thence N 89° 59'48" E a distance of 294.39 feet; Thence N 00° 00'02" W a distance of 325.03 feet; Thence S 89° 59'48" W a distance of 95.00 feet; Thence N 00° 00'12" W a distance of 100.00 feet; Thence N 89° 59'48" E a distance of 595.63 feet; Thence on a curve to the left with an arc length of 448.13 feet, a radius of 3881.18 feet, a chord bearing of N 84° 25'12" E and a chord length of 447.88 feet; Thence on a reverse curve to the right with an arc length of 312.11 feet, a radius of 3587.01 feet, a chord bearing of N 85° 59'59" E and a chord length of 312.01 feet; Thence N 90° 00'00" E a distance of 384.82 feet; Thence N 00° 00'10" W a distance of 155.56 feet; Thence N 44° 59'48" E a distance of 35.36 feet; Thence N 00° 00'12" W a distance of 50.00 feet; Thence N 45° 00'12" W a distance of 35.36 feet; Thence N 00° 00'12" W a distance of 108.48 feet; Thence on a curve to the right with an arc length of 567.87 feet, a radius of 1400.00 feet, a chord bearing of N 77° 58'37" E and a chord length of 563.98 feet; Thence N 89° 35'49" E a distance of 523.02 feet; Thence N 00° 24'11" W a distance of 307.63 feet to the POINT OF BEGINNING, (Town Central Phase 3, Approximately 800 feet south of Edmond Rd and 1050 feet East of Piedmont Rd)

Chairman Steve Bottkol made a motion to open a public hearing.

Mr. Allen addressed the commission

I would like to bring attention to the storm water runoff.

Chairman Steve Bottkol made a motion to close the public hearing.

b) Discussion of an application submitted by STK Developments, LLC requesting preliminary plat for Phase 3 of Town Central a PUD located at the following property: See above for full legal description and proposed conditions, (Town Central Phase 3, Approximately 800 feet south of Edmond Rd and 1050 feet East of Piedmont Rd).No

No action taken on business item b. Presentation of layout and plat. PUD is base of RS3, No duplicated street names, and the cul de sac's are a minimum of 60ft radius and paved.

c) Discussion of the March 2020 Piedmont Zoning Code section 5-10.

No action was taken on business item c. Corrections were requested.

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)

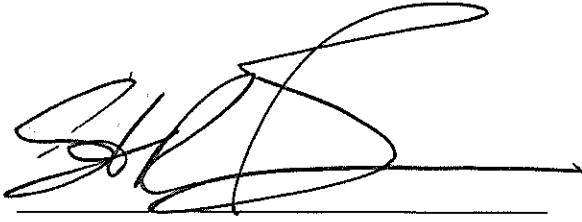
8. ADMINISTRATION REPORT

No report

9. COMMISSIONER'S COMMENTS

No comments

10. ADJOURN- Chairman Steve Bottkol adjourned the meeting at 7:29pm.

A stylized, cursive handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

Chairman, Steve Bottkol

A cursive handwritten signature in black ink, with the name 'Arielle' clearly legible and a stylized initial 'G' at the end.

City Secretary Arielle Garcia