

AGENDA SUMMARY- PLANNING COMMISSION MEETING

George Fina Building 314 Edmond Rd Northwest

Monday, May 1st, 2023 6:00pm

MEMBERS PRESENT:

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

ABSENT:

NONE

STAFF PRESENT:

Community Development Director Julie Steele, City
Manager Josh Williams, City Attorney Daniel
McClure, and City Secretary Morgan Clark

1. **CALL TO ORDER-** Chairman Steve Bottkol called the meeting to order at 6:01pm
2. **ROLL CALL-** City Secretary Morgan Clark 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 Regular Meeting Minutes on April 3rd, 2023.

Vice Chairman Patrick Scott made a motion to approve all items on the consent agenda. Commissioner Kyle Cornman seconded this motion.

VOTE WAS:

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

NAY: NONE

4. **HEARING OF CITIZENS-** Topics to include those items not listed in the agenda.

5. BUSINESS ITEMS:

MOTION TO OPEN PUBLIC MEETING

Commissioner Kyle Cornman made a motion to open public hearing. Commissioner Jennifer Ochoa seconded this motion.

VOTE WAS:

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

NAY: NONE

A. Discussion, consideration, and possible action on the requested two (2) lots be re-zoned from the established A-1 (Agriculture District – 5-acre lot minimum) to the appropriate C-2 (General Commercial District) that has been in use as such since 1987 for the following described properties:

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

Piedmont Original Town Lots 16 – 20, Block 37 (no address – vacant land)

MOTION TO CLOSE PUBLIC HEARING

Vice Chairman Patrick Scott made a motion to close public hearing. Commissioner Jennifer Ochoa seconded this motion.

VOTE WAS:

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

NAY: NONE

A2. Discussion, consideration, and possible action on the requested two (2) lots be re-zoned from the established A-1 (Agriculture District – 5-acre lot minimum) to the appropriate C-2 (General Commercial District) that has been in use as such since 1987 for the following described properties:

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

Piedmont Original Town Lots 16 – 20, Block 37 (no address – vacant land)

Vice Chairman Patrick Scott made a motion to approve the Piedmont Original Town Lots 16 – 20, Block 37 (no address – vacant land) form A-1 to C-2.

VOTE WAS:

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

NAY: NONE

Commissioner Kyle Cornman abstained at 6:07PM and left the meeting.

MOTION TO OPEN PUBLIC HEARING

Vice Chairman Patrick Scott made a motion to open public hearing. Commissioner Jennifer Ochoa seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Brock Garrison, and Commissioner Jennifer Ochoa

NAY: NONE

B. Discussion, consideration, and possible action on a requested lot-split on the following one (1) acre lot at 1103 Van Buren Ave NW, Piedmont, OK 73078. The legal description is as follows:

Lena Mc Lots 7 & 8, Block 2 (1103 Van Buren Ave NW)

It has been requested that the above property be split into two (2) lots (1/2 acre each). The legal description is as follows:

Lena Mc Lot 7, Block 2 (1103 Van Buren Ave NW)

Lena Mc Lot 8, Block 2 (not yet addressed)

Barbara Woodbury spoke and asked what the property is going to be used for. She stated that if the property was going to be for renting, she objected.

Chairman Steve Bottkol stated that at this time we did not have the information regarding what the property was going to be used for.

MOTION TO CLOSE PUBLIC HEARING

Commissioner Jennifer Ochoa made a motion to close public hearing. Vice Chairman Patrick Scott seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Brock Garrison, and Commissioner Jennifer Ochoa

NAY: NONE

B2. Discussion, consideration, and possible action on a requested lot-split on the following one (1) acre lot at 1103 Van Buren Ave NW, Piedmont, OK 73078. The legal description is as follows:

Lena Mc Lots 7 & 8, Block 2 (1103 Van Buren Ave NW)

It has been requested that the above property be split into two (2) lots (1/2 acre each). The legal description is as follows:

Lena Mc Lot 7, Block 2 (1103 Van Buren Ave NW)

Lena Mc Lot 8, Block 2 (not yet addressed)

Vice Chairman Patrick Scott made a motion to approve the requested lot split application. Commissioner Brock Garrison seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Brock Garrison, and Commissioner Jennifer Ochoa

NAY: NONE

Commissioner Kyle Cornman rejoined the meeting at 6:10PM.

MOTION TO OPEN PUBLIC HEARING

Commissioner Kyle Cornman made a motion to open public hearing. Commissioner Brock Garrison seconded this motion.

VOTE WAS:

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

NAY: NONE

C. Discussion, consideration, and possible action on a special use permit application to build a 1,500 square foot Accessory Dwelling Unit at the address of 1726 Morgan Rd NE, Piedmont, OK 73078. The legal description is as follows:

Southwest Quarter (SW/4) of Section Twenty Five (25), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Commencing at the Southwest Corner of said SW/4; Thence due North along the West line of said SW/4 for a distance of 415 feet to the Point of Beginning; Thence continue due North along the West line of said SW/4 for a distance of 400 feet to a point that is 1822 feet south of the Northwest Corner of said SW/4; Thence South 89°41'50" Est for a distance of 510 feet; Thence South 12°28'27" West for a distance of 406.91 feet; Thence West 422.10 feet to the Point of Beginning.

MOTION TO CLOSE PUBLIC HEARING

Commissioner Jennifer Ochoa made a motion to close public hearing. Vice Chairman Patrick Scott seconded this motion.

VOTE WAS:

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

NAY: NONE

C2. Discussion, consideration, and possible action on a special use permit application to build a 1,500 square foot Accessory Dwelling Unit at the address of 1726 Morgan Rd NE, Piedmont, OK 73078. The legal description is as follows:

Southwest Quarter (SW/4) of Section Twenty Five (25), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Commencing at the Southwest Corner of said SW/4; Thence due North along the West line of said SW/4 for a distance of 415 feet to the Point of Beginning; Thence continue due North along the West line of said SW/4 for a distance of 400 feet to a point that is 1822 feet south of the Northwest Corner of said SW/4; Thence South 89°41'50" Est for a distance of 510 feet; Thence South 12°28'27" West for a distance of 406.91 feet; Thence West 422.10 feet to the Point of Beginning.

Commissioner Kyle Cornman made a motion to approve the 1500 square foot accessory dwelling unit in an existing barn not to exceed that in the remainder of the barn. Commissioner Brock Garrison seconded this motion.

VOTE WAS:

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

NAY: NONE

D. Discussion, consideration, and possible action on an application for exception of metal façade on a commercial building.

NO ACTION

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)

None

7. ADMINISTRATION REPORT

8. ADJOURN- Chairman Steve Bottkol adjourned the meeting at 6:24PM

Chairman Steve Bottkol

City Secretary, Morgan Clark