

AGENDA SUMMARY- PLANNING COMMISSION MEETING
George Fina Building 314 Edmond Rd Northwest
Monday, June 5th, 2023 6:00pm

MEMBERS PRESENT: Chairman Steve Bottkol, Commissioner Kyle Cornman, and Commissioner Brock Garrison

ABSENT: Vice Chairman Patrick Scott and Commissioner Jennifer Ochoa

STAFF PRESENT: Community Development Director Julie Steele, Permit Tech Danielle Buhlig, Fire Chief Andy Logan, City Attorney Daniel McClure, and City Secretary Morgan Clark

1. **CALL TO ORDER-** Chairman Steve Bottkol called the meeting to order at 6:06pm
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 May 1st, 2023.

Commissioner Brock Garrison made a motion to approve all items on the consent agenda. Commissioner Kyle Cornman seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman, and Commissioner Brock Garrison

NAY: NONE

4. **HEARING OF CITIZENS-** Topics to include those items listed in the agenda.

5. **BUSINESS ITEMS:**

MOTION TO OPEN PUBLIC MEETING

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

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman and Commissioner Brock Garrison

NAY: NONE

- A. Discussion, consideration, and possible action on an administrative zoning application submitted by Yankee Fence Company, LLC to rezone the following lots from the established C-2 (General Commercial District) to the appropriate C-3 (Central Commercial District) that has been in use as such since 1987:

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

MOTION TO CLOSE PUBLIC HEARING

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

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman, and Commissioner Brock Garrison

NAY: NONE

- A2. Discussion, consideration, and possible action on the requested two (2) lots be re-zoned from the established C-2 (General Commercial District) to the appropriate C-3 (Central 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)

Commissioner Kyle Cornman made a motion to approve 107 Madison Ave NE rezone from C-2 to the appropriate C-3.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Kyle Cornman and Commissioner Brock Garrison

NAY: NONE

MOTION TO OPEN PUBLIC HEARING

Commissioner Brock Garrison made a motion to open public hearing. Commissioner Kyle Cornman 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 proposed preliminary plat for Autumn Chase at Town Central Phase 3 for the following location:

A TRACT OF LAND IN THE NORTHWEST (NW/4), AND THE NORTHEAST QUARTER (NEA) OF SECTION THIRTY-THREE (33), 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 NORTHWEST QUARTER (NW/4); THENCE S 00000'12" E ALONG THE SECTION LINE A DISTANCE OF 880.00 FEET; THENCE S 89059'56" E A DISTANCE OF 1238.39 TO THE POINT OF BEGINNING; THENCE N 00000'07" W A DISTANCE OF 50.00 FEET; THENCE N 8905315" E A DISTANCE OF 595.69 FEET; THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 159.41 FEET, A RADIUS OF 1333.03 FEET, A CHORD BEARING OF N 8603341" E, CHORD LENGTH OF 159.31 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 288.71 FEET, A RADIUS OF 11309.62 FEET, A CHORD BEARING OF N 830 1350" E, CHORD LENGTH OF 288.70 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 311.99 FEET, A RADIUS OF 13071.65 FEET, A CHORD BEARING OF N 8600148" E, CHORD LENGTH OF 311.99 FEET; THENCE S 89059'56" E A DISTANCE OF 392.36 FEET; THENCE S 00000'05" E A DISTANCE OF 100.00 FEET; THENCE S 0000001" W A DISTANCE OF 400.00 FEET; THENCE N 89'59'57" W A DISTANCE OF 200.00 FEET; THENCE S 00000'03" W A DISTANCE OF 637.12 FEET; THENCE S 890 19'49" W A DISTANCE OF 297.57 FEET; THENCE N 18053'49" W A DISTANCE OF 210.24 FEET: THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 817.24 FEET, A RADIUS OF 2650.00 FEET, A CHORD BEARING OF S 80029'39" W, CHORD LENGTH OF 814.01 FEET; THENCE S 8901944" W A DISTANCE OF 560.10 FEET; THENCE N 00000'07" W A DISTANCE OF 124.32 FEET; THENCE S 87000'51" W A DISTANCE OF 15.85 FEET; THENCE N 0000007" W A DISTANCE OF 468.84 FEET; THENCE N 89059'53" E A DISTANCE OF 294.39 FEET; THENCE N 0000003" E A DISTANCE OF 325.03 FEET; THENCE S 89059153" W A DISTANCE OF 95.00 FEET; THENCE N 00°00'07" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAS AN AREA OF 1765126.16 SQUARE FEET OR 40.522 ACRES MORE LESS.

James Allen spoke during the public hearing. Mr. Allen spoke on the drainage of the area. He stated that the water is standing in significant amounts and is causing an overgrowth of weeds and insects to become a problem.

Christopher Cunningham spoke on behalf of Town Central residents as the HOA president. He voiced many concerns including small cul-de-sacs, promises made about a clubhouse and pool, dirt work destroying residents' pool, and storm drainage. He would like these issues addressed with the developer and issues resolved.

Derek Turner spoke on behalf of STK. STK purchased the land from the previous owner who built Phase I and II. When Phase III was started, the utilities needed for this project were not available. There will be 127 lots. The fire issues have been resolved per Fire Department guidance. Larger cul-de-sacs will be provided. The pool and clubhouse will be placed in this Phase III.

MOTION TO CLOSE PUBLIC HEARING

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

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Brock Garrison, and Commissioner Kyle Cornman

NAY: NONE

B2. Discussion, consideration, and possible action on a proposed preliminary plat for Autumn Chase at Town Central Phase 3 for the following location:

A TRACT OF LAND IN THE NORTHWEST (NW/4), AND THE NORTHEAST QUARTER (NEA) OF SECTION THIRTY-THREE (33), 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 NORTHWEST QUARTER (NW/4); THENCE S 00000'12" E ALONG THE SECTION LINE A DISTANCE OF 880.00 FEET; THENCE S 89059'56" E A DISTANCE OF 1238.39 TO THE POINT OF BEGINNING; THENCE N 00000'07" W A DISTANCE OF 50.00 FEET; THENCE N 8905315" E A DISTANCE OF 595.69 FEET; THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 159.41 FEET, A RADIUS OF 1333.03 FEET, A CHORD BEARING OF N 8603341" E, CHORD LENGTH OF 159.31 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 288.71 FEET, A RADIUS OF 11309.62 FEET, A CHORD BEARING OF N 830 1350" E, CHORD LENGTH OF 288.70 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 311.99 FEET, A RADIUS OF 13071.65 FEET, A CHORD BEARING OF N 8600148" E, CHORD LENGTH OF 311.99 FEET; THENCE S 89059'56" E A DISTANCE OF 392.36 FEET; THENCE S 00000'05" E A DISTANCE OF 100.00 FEET; THENCE S 0000001" W A DISTANCE OF 400.00 FEET; THENCE N 89'59'57" W A DISTANCE OF 200.00 FEET; THENCE S 00000'03" W A DISTANCE OF 637.12 FEET; THENCE S 890 19'49" W A DISTANCE OF 297.57 FEET; THENCE N 18053'49" W A DISTANCE OF 210.24 FEET: THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 817.24 FEET, A RADIUS OF 2650.00 FEET, A CHORD BEARING OF S 80029'39" W, CHORD LENGTH OF 814.01 FEET; THENCE S 8901944" W A DISTANCE OF 560.10 FEET; THENCE N 00000'07" W A DISTANCE OF 124.32 FEET; THENCE S 87000'51" W A DISTANCE OF 15.85 FEET; THENCE N 0000007" W A DISTANCE OF 468.84 FEET; THENCE N 89059'53" E A DISTANCE OF 294.39 FEET; THENCE N 0000003" E A DISTANCE OF 325.03 FEET; THENCE S 89059153" W A DISTANCE OF 95.00 FEET; THENCE N

00°00'07" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAS AN AREA OF 1765126.16 SQUARE FEET OR 40.522 ACRES MORE LESS.

Chairman Steve Bottkol made a motion to table this item until the 3rd engineered review is completed. Commissioner Brock Garrison seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Brock Garrison, and Commissioner Kyle Cornman

NAY: NONE

Commissioner Steve Bottkol made a motion to have a special meeting on June 20th, 2023 at 6:00PM if the 3rd engineered review was completed. If not completed by June 20th, 2023, the public hearing would be tabled until the July meeting. Commissioner Kyle Cornman seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Brock Garrison, and Commissioner Kyle Cornman

NAY: NONE

C. Discussion, consideration, and possible action on an Application of Exception of metal façade on a commercial building at the following address:

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

Commissioner Kyle Cornman made a motion to approve item C as it was written in the application. There was no second motion. Motion died.

There was concern from the board that the existing building and the add on would not look the same with it not being stated on the plans.

Commissioner Kyle Cornman made a motion to approve the application under the following conditions "*shall be completed with the theme consistent with architectural compatibility with the adjoining structure.*" Commissioner Brock Garrison seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Brock Garrison, and Commissioner Kyle Cornman

NAY: NONE

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)

Chairman Steve Bottkol would like to recommend to council that the residential road paving standards be changed from 5” to 6”. Chairman Steve Bottkol made a motion to take this to council and have the City Attorney rewrite pavement requirements if instructed to do so by council. Commissioner Kyle Cornman seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Commissioner Brock Garrison, and Commissioner Kyle Cornman

NAY: NONE

7. ADMINISTRATION REPORT

None

8. ADJOURN- Chairman Steve Bottkol adjourned the meeting at 7:21PM

Chairman Steve Bottkol

City Secretary, Morgan Clark