

**AGENDA SUMMARY- PLANNING COMMISSION MEETING**

**George Fina Building 314 Edmond Rd Northwest**

**Monday, August 7<sup>th</sup>, 2023 6:00pm**

**MEMBERS PRESENT:**

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

**ABSENT:**

NONE

**STAFF PRESENT:**

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

1. **CALL TO ORDER-** Chairman Steve Bottkol called the meeting to order at 6:00pm
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 July 3<sup>rd</sup>, 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 Jennifer Ochoa, Commissioner Kyle Cornman, Vice Chairman Patrick Scott, and Commissioner Brock Garrison

**NAY:** NONE

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

5. **BUSINESS ITEMS:**

**OPEN/CLOSE PUBLIC HEARING**

Chairman Steve Bottkol opened and closed the public hearing without objection.

- A. **Discussion, consideration, and possible action on an amendment to the Planned Unit Development (PUD) Design Statement for Haven I to include the following Section:**

The developer agrees to pay an impact fee totaling \$50,000 for Edmond Road reconstruction projects. This amount is derived based on impacts for repaving, road repairs, or maintenance directly attributable to damage to the roads and required upkeep due to the Haven I development traffic. The sum may be divided into fifty-five (55) payments, which is the total number of new residential and commercial building permits to be issued in the development. Each new building permit will be charged a fee of \$909. The funds collected are to be used solely for the purpose of Edmond Road reconstruction projects.

This application is submitted by Boo Real Estate for the following described 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 SECTION 29; THENCE SOUTH 89°32'36" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 A DISTANCE OF 823.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°32'36" WEST A DISTANCE OF 495.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°05'32" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1319.53 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°30'51" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 495.16 FEET; THENCE SOUTH 00°05'32" WEST A DISTANCE OF 1319.78 FEET TO THE POINT OF BEGINNING. CONTAINING 653,397 SQUARE FEET OR 15.0000 ACRES, MORE OR LESS.**

Vice Chairman Patrick Scott made a motion to approve the amendment for Haven I. Commissioner Kyle Cornman seconded this motion.

**VOTE WAS:**

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

**NAY:** NONE

## OPEN/CLOSE PUBLIC HEARING

Chairman Steve Bottkol opened and closed public hearing without objection.

- B. Discussion, consideration, and possible action on an application for a Planned Unit Development (PUD) Design Statement (for a Commercial and Single-Family Residential District) for Haven II submitted by JARR Real Estate LLC for the following described property:**

**A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN CANADIAN COUNTY, OKLAHOMA DESCRIBED AS FOLLOWS: 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 A DISTANCE OF 478.04 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUING S 89° 32' 36" W ALONG SAID SOUTH LINE A DISTANCE OF 107.91 FEET; THENCE N 00° 05' 32" E A DISTANCE OF 365.07 FEET; THENCE N 89° 54' 28" W A DISTANT OF 237.90 FEET; THENCE N 00° 05' 32" E A DISTANCE OF 952.44 FEET TO THE NORTH LINE OF SAID SE/4 SE/4; THENCE S 89° 30' 51" E ALONG SAID NORTH LINE A DISTANCE OF 474.21 FEET; THENCE S 00° 01' 02" W A DISTANCE OF 957.22 FEET; THENCE N 89° 54' 28" W A DISTANCE OF 130.00 FEET; THENCE S 00° 01' 02" E A DISTANCE OF 364.03 FEET TO THE POINT OR PLACE OF BEGINNING.**

Vice Chairman Patrick Scott made a motion to approve Commissioner Kyle Cornman seconded this motion.

### VOTE WAS:

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

**NAY:** Commissioner Brock Garrison

## **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)*

## **7. ADMINISTRATION REPORT**

Community Development Director Julie Steele gave an update on a couple of new commercial businesses coming to town. She thanked Steve Bottkol for serving on the Planning Commission Board.

## **8. COMMISSIONER'S COMMENTS**

Chairman Steve Bottkol announced his resignation and stated that this would be his last meeting due to him moving. It has been great working with everyone. I will walk away a better person.

Commissioner Brock Garrison asked about moving the meeting dates and due to it being in the Charter of the City of Piedmont, we will not be able to. He also asked who would be filling in as Chairman. The commissioners will vote for a new Chairman at the next meeting.

Vice Chairman Patrick Scott stated that he would like to find some time to dive deeper and talk about the water and curbs that we are trying to implement.

## **9. ADJOURN- Chairman Steve Bottkol adjourned the meeting at 6:30PM**

---

Vice Chairman, Patrick Scott

---

City Secretary, Morgan Clark