

**AGENDA SUMMARY- PLANNING COMMISSION MEETING**

**George Fina Building 314 Edmond Rd Northwest**

**Monday, October 2<sup>nd</sup>, 2023 6:00pm**

**MEMBERS PRESENT:**

Vice Chairman Patrick Scott, Commissioner Jennifer Ochoa,  
Commissioner Kyle Cornman, and Commissioner James Fickes

**ABSENT:**

Commissioner Brock Garrison

**STAFF PRESENT:**

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

1. **CALL TO ORDER-** Vice Chairman Patrick Scott 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 September 11<sup>th</sup>, 2023.**

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

**VOTE WAS:**

**AYE:** Commissioner Jennifer Ochoa, Commissioner Kyle Cornman, Commissioner James Fickes,  
and Vice Chairman Patrick Scott

**NAY:** NONE

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

NONE

**5. BUSINESS ITEMS-**

**A. Presentation by SRB on the 2040 Comprehensive Plan update with Q&A.**

Dakota Desai with SRB gave an update to the Planning Commission on the 2040 Comprehensive Plan.

**NO MOTION**

**OPEN/CLOSE PUBLIC HEARING**

Vice Chairman Patrick Scott opened and closed public hearing without objection.

**B. Discussion, consideration, and possible action on a Special Use Permit for an event center at the follow residential property:**

A part of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

A#11, PT NE/4 Beginning 745.35' S of NE/C; Thence South 248.45' West 878.39'

**(2901 Mustang Rd NE)**

Vice Chairman Patrick Scott made a motion to table this item until October 16<sup>th</sup>, 2023 at 6PM. Commissioner James Fickes seconded this motion.

**VOTE WAS:**

**AYE: Vice Chairman Patrick Scott, Commissioner Jennifer Ochoa, Commissioner James Fickes, and Commissioner Kyle Cornman**

**NAY: NONE**

**OPEN/CLOSE PUBLIC HEARING**

Vice Chairman Patrick Scott opened and closed public hearing without objection.

**C. Discussion, consideration, and possible action on a rezone application at the following lot on**

**Harrison Ave NW and 4<sup>th</sup> St NW from the established A-1 (Agriculture District – 5-acre lot minimum) to the appropriate RS-3 (Single-Family Residential District – min. 7,500 square foot lots) that has been in use as such since 1987 for the following described property:**

Piedmont original town lots 1-2 & A-26 Block 5. A-26 being W 30' vacated Fourth Street lying (no address - vacant land)

**Commissioner Kyle Cornman made a motion to approve Item C. Commissioner Jennifer Ochoa seconded this motion.**

**VOTE WAS:**

**AYE: Vice Chairman Patrick Scott, Commissioner Jennifer Ochoa, Commissioner James Fickes, and Commissioner Kyle Cornman**

**NAY: NONE**

**OPEN/CLOSE PUBLIC HEARING**

Vice Chairman Patrick Scott opened and closed public hearing without objection.

**D. Discussion, consideration, and possible action on A Rezone Application at the following lot on Harrison Ave NW and 4<sup>th</sup> St NW from the established A-1 (Agriculture District – 5-acre lot minimum) to RD-1 (Two-Family Residential District) for the following described property:**

PIEDMONT ORIGINAL TOWN LOTS 3-6, BLOCK 5 (no address - vacant land)

**Commissioner Kyle Cornman made a motion to approve Item D. Commissioner James Fickes seconded this motion.**

**VOTE WAS:**

**AYE: Vice Chairman Patrick Scott, Commissioner Jennifer Ochoa, Commissioner James Fickes, and Commissioner Kyle Cornman**

**NAY: NONE**

**OPEN/CLOSE PUBLIC HEARING**

Vice Chairman Patrick Scott opened public hearing without objection.

**Mr. David Box spoke on behalf of the applicant. He stated that they dropped 2 lots from the original plat and made the existing plat 7 lots. They do understand that if they want to add the extra two lots to make nine lots, upsizing the water line will be required. The applicant is understanding of that.**

**Vice Chairman Patrick Scott closed public hearing without objection.**

**E. Discussion, consideration, and possible action on an Application for a Preliminary Plat Map for Frisco Farms to include nine residential lots on Southwest Corner of Edmond Rd NW and Frisco Rd NW for the following described property:**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-six (36), Township Fourteen (14) North, Range Six (6) West of the Indian Meridian, Piedmont, Canadian County, Oklahoma, being more particularly described as follows: BEGINNING at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 00°11'36" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,255.01 feet; THENCE South 89°57'41" West, departing said East line, a distance of 500.00 feet; THENCE North 00°11'36" East, a distance of 780.01 feet; THENCE South 89°57'41" West, a distance of 712.71 feet; THENCE North 00°06'26" East, a distance of 265.00 feet; THENCE South 89°57'41" West, a distance of 525.00 feet; THENCE South 00°06'26" West, a distance of 239.86 feet; THENCE South 89°57'41" West, a distance of 250.32 feet; THENCE North 00°01'15" East, a distance of 118.86 feet; THENCE North 00°11'38" East, a distance of 331.00 feet to a point on the North line of said Northeast Quarter (NE/4); THENCE North 89°57'41" East, along and with said North line, a distance of 1,988.43 feet to the POINT OF BEGINNING. Containing 1,189,059 square feet or 27.2970 acres, more or less.

**Commissioner Kyle Cornman made a motion to approve Item D contingent upon if they develop the other two lots upsizing the line from a 4 inch to a 6 inch will be required. Commission Jennifer Ochoa seconded this motion.**

**VOTE WAS:**

**AYE: Vice Chairman Patrick Scott, Commissioner Jennifer Ochoa, Commissioner James Fickes, and Commissioner Kyle Cornman**

**NAY: NONE**

**F. Discussion, consideration, and possible action on selecting a new Chairman for the Planning Commission Board.**

**Commissioner Kyle Cornman made a motion to have Patrick Scott as Chairman and Kyle Cornman to be Vice Chairman. Commissioner Jennifer Ochoa seconded this motion.**

**VOTE WAS:**

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

**NAY:** NONE

**Commissioner James Fickes obtained from voting on Item F.**

**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. COMMISSIONER’S COMMENTS**

**9. ADJOURN- Vice Chairman Patrick Scott adjourned the meeting at 6:59PM**

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Vice Chairman, Patrick Scott

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City Secretary, Morgan Clark