This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 7th day of July, 2021 and that an agenda of said meeting was posted at the place of such meeting at 9:00 a.m. on the 30th day of July, 2021.

Audrey Hamilton

_____
Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
August 3, 2021 AT 6:00 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Planning Commission Chair Kevin Keener called the meeting to order at 6:03 p.m.

INVOCATION/FLAG SALUTE

Commission Member Jackson provided the invocation. Commission Member Knight led the flag salute.

ROLL CALL

Present:
Planning Commission Chairman Kevin Keener
Planning Commission Vice Chairman Drew Jackson
Planning Commissioner Clent Horner
Planning Commissioner Shane Knight
Planning Commissioner Whitney Kerr

Absent:
None

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

a. Consider Approval of Regular Meeting Minutes of July 6th, 2021

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Administration

a. Discussion, Consideration and Possible Action on PC2021-15 Amending Chapter 156 Regarding subdivision regulations

Danielle O'Neal reviewed with the Planning Commission members a request to amend Chapter 156 of the Durant Code of Ordinances regarding platting approvals. Since the last Planning Commission meeting, discussions have occurred requesting further amendments as it pertains to requiring sidewalks and street lights. Staff has added some additional language to further support the idea of installing the sidewalks and street lights being required for new plats.

City Attorney, Tom Marcum, spoke regarding additional language pertaining to street lighting.

Motion was made by Commission Member Jackson and seconded by Commission Member Knight to approve the request as amended.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

b. Discussion, Consideration and Possible Action on Ordinance O-2021-22 Regarding Transitional Zoning.

John Dean reviewed with the Planning Commission members the concept of Transitional Zoning. The City Attorney has prepared an Ordinance for your consideration.

Charlie Bauchman spoke in favor.

Don Croony spoke in favor.

Buddy Holder spoke in opposition.

Gayla Gillary spoke in favor.

Linda Tucker spoke in favor.

Jay Mauck spoke regarding having burn permits.

Motion was made by Commission Member Knight and seconded by Commission Member Jackson to table the request.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

4. Public Hearings

a. Discussion, Consideration and Possible Action on PC2021-19 a Rezoning request from R-3, General Residential District to I-1, Light Industrial District for property located near 49th Avenue and West Main Street

Planning Commission Chair Kevin Keener recused himself from this item. Planning Commission Vice Chair Drew Jackson took over as chairman.

Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from R-3, General Residential District to I-1, Light Industrial District for property located near West Main and 49th Avenue. The applicant approached staff regarding the rezoning of this property for an additional storage facility development. The subject property is approximately 13 acres and is currently a vacant piece of land. The area is made up of a mixture of Residential, Commerical, Industrial and Agriculture Zoned properties. The subject property does meet the requirements for lot area that is required within the requested zoning type. The current Land Use Map has this area as high density residential land uses; therefore, this rezoning request is not in compliance with the current Comprehensive Plan. It should be noted that we are currently working on an updated Comprehensive Plan and Future Land Use Map. Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request.

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the request as presented.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Knight, Kerr

Nays: None

Abstain:

b. Discussion, Consideration and Possible Action on PC2021-20 a Final Plat request for property at 4319 SE 3rd Avenue

Danielle O'Neal reviewed with the Planning Commission members a request from Bailey Nassar, for a Final Plat Request for property located at 4319 SE 3rd Avenue. The subject property is approximately a total of 10 acres. The final plat essentially will divide the property into two lots that will be approximately 5 acres a piece. The applicant stated they are building their family home on 5 acres of property they purchased. This property is served by Rural Water District 5 and there is no sewer in the area. The current Land Use Map has this area as a mix of commercial and industrial; therefore, this request is generally not in compliance with the Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are in the process of being updated. The stipulations are that the driveway will be required to be a sealed surface per ordinance and the correct signatures will need to be placed on the plat itself. Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request.

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the request contingent upon receipt of the corrected Warranty Deed, corrected signature blocks on Final Plat and the driveway being a sealed surface.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

c. Discussion, Consideration and Possible Action on PC2021-21 a Final Plat request for property located near the intersection of West Main and State Highway 70

Danielle O'Neal reviewed with the Planning Commission members a request from Texoma Victory Real Property Investment LLC, for a Final Plat request for Durant Victory Subdivision Phase I located near West Main and State Highway 70. The subject property is approximately a total of 10 acres. The final plat has a total of 27 lots placed within phase one. It should be noted that the applicants received a variance from the Board of Adjustment for the front setback of the houses that are on the East side, lots 1-16. The applicant has placed all necessary public infrastructure that was within the preliminary plat. The current Land Use Map has this area as a mix of commercial and high-density residential; therefore, this request is generally in compliance with the Comprehensive Plan. It should be noted that the Future Land Use Map and

Comprehensive Plan are in the process of being updated. Notifications have been made to the surrounding property owners and at the time of this report staff has not received any calls or emails regarding this rezoning request.

Motion was made by Commission Member Knight and seconded by Commission Member Jackson to approve the request as presented.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

d. Discussion, Consideration and Possible Action on PC2021-22 a Preliminary Plat request for property located near the intersection of West Main Street and State Highway 70

Danielle O'Neal reviewed with the Planning Commission members a request from Texoma Victory Real Property Investment LLC, for a Preliminary Plat request located near West Main and State Highway 70. The subject property is approximately a total of 8 acres. The applicant is planning to have 35 lots with single family homes. Each lot will have a driveway. The property will be served by Rural Water District #2 and city sewer is expected to be extended to the property. As a note, lots 1-11 and lots 26 and 27 show a front setback of 15 feet. Additionally, the street name of Uranus was to changed to Pluto by applicant. The current Land Use Map has this area as a mix of commercial and high-density residential; therefore, this request is generally in compliance with the Comprehensive Plan. It should be noted that the Future Land Use Map and Comprehensive Plan are in the process of being updated. Notifications have been made to the surrounding property owners and at the time of this report no letters or phone calls have been received by staff.

Danny Khoury, Civil Engineer, spoke regarding the need for the front setbacks to be 15 feet.

Benjamin Jia, applicant, spoke regarding the need for the front setbacks to be 15 feet.

Motion was made by Commission Member Knight and seconded by Commission Member Kerr to approve the request with the front setbacks being 25 feet for lots 1-11 and lots 26 and 27.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays:Jackson

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Motion made by Commission Member Knight and seconded by Commission Member Horner to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None