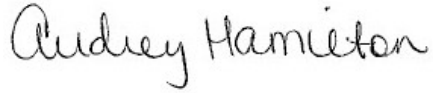


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 9th day of September, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 1st day of October, 2021.



Cynthia J. Price, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
October 5, 2021 AT 5:30 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 5:35 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 September 7, 2021

Motion was made by Commission Member Knight and seconded by Commission Member Jackson 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. Information Items

a. Transitional Zoning Committee Update

Danielle O'Neal provided an update to the Planning Commission regarding the Transitional Zoning Committee meeting held on Friday, October 1st. She further stated that staff will be setting up a meeting with individuals who are more familiar with Transitional Zoning. Staff will provide an update to the Planning Commission after that meeting takes place.

4. Administration

a. Discussion regarding Zoning Code § 157.031 Uses Permitted in Districts and Setback Regulations

Danielle O'Neal stated that after the last Planning Commission meeting there were several questions about the zoning ordinance, in particular § 157.031, the Uses Permitting in Districts. The main question was around the ability to allow a more restrictive use in a less restrictive zoning category. An additional question regarding setback regulations, in particular for properties that are zoned C-3 and Industrial was asked. Ms. O'Neal further stated staff reviewed regulations from five different cities as they pertain to both questions asked and presented those findings to the Planning Commission.

5. Public Hearings

a. Discussion, Consideration and Possible Action on PC2021-28 a Rezoning request from A-1, General Agriculture to R-3, General Residential for property located near Lindenwoods Drive and Thomas Circle

Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from A-1, General Agriculture to R-3, General Residential for property located near Lindenwoods Drive and Thomas Circle. The applicant approached staff regarding the rezoning of this property for a desired new housing development. The housing development is expected to match the current Lindenwoods development of single-family, duplex and multi-family units. The lot does have city water and sewer nearby. The subject property is a total of 37 acres and is currently a vacant piece of property. The area is made up of a mixture of Residential, Commercial and some Industrial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type. The current Land Use Map at the time of the application appears to have this area as medium density residential land uses;

therefore, this rezoning request appears to be in compliance with the current Future Land Use Map that was in place at the time of application. It should be noted that we recently adopted a new 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.

The applicant, Ryan Hackett, spoke in support.

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2021-29 a Rezoning request from R-1, Single Family Residential to C-2, Highway Commercial and Commercial Recreation for property located at 1528 Estelle Street

Danielle O'Neal stated the applicant would like to withdraw his rezoning application and no action will need to be taken at this time.

Commission Chairman Keener called for no action to be taken on the item at this time.

6. New Business

There was no new business.

ADJOURNMENT

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