

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 10:30 a.m. on the 29th day of October, 2021.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
November 2, 2021 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Planning Commission Vice-Chair Jackson called the meeting to order at 5:34 p.m.

INVOCATION/FLAG SALUTE

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

ROLL CALL

Present:

Planning Commission Vice Chairman Drew Jackson
Planning Commissioner Shane Knight
Planning Commissioner Whitney Kerr

Absent:

Planning Commission Chairman Kevin Keener
Planning Commissioner Clint Horner

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 October 5, 2021

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2021-30 a Rezoning request from C-2, Highway Commercial and Commercial Recreation to A-1, General Agriculture and a Conditional Use Permit Application for property located at 2201 S. 9th Avenue

Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from C-2, Highway Commercial and Commercial Recreation District to A-1, General Agriculture District and a Conditional Use Permit for property located at 2201 S 9th Avenue. The applicant approached staff regarding the desire to build a communication tower on the property. Currently, the property is dual zoned, with a part of it being zoned as A-1, General Agriculture and the other C-2, Highway Commercial and Commercial Recreation. The application states that there is an increased demand for cellular data and most towers in the area are at capacity. The tower is expected to be constructed in the parking lot of the stockyards property. The lot does have city water and sewer nearby. The subject property is approximately 9 acres and currently has the Durant Stockyards buildings on the property. The area is made up of a mixture of mostly Agriculture and Commercial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type. Ordinances also require communication towers within Agriculture Zoned property to obtain a Conditional Use Permit as specified within the Permitted Uses Table. The current Land Use Map has this area as commercial land uses; therefore, this rezoning request and conditional use permit request appears to not be in line with the 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 and Conditional Use Permit request.

Ty Knott, representative of CRB/ATT, spoke in support.

Jeff Hazaleus, applicant, spoke in support.

Vice-Chair Jackson called for no action to be taken on this item at this time.

- b. Discussion, Consideration, and Possible Action on a Recommendation to the City Council to Amend Section 157.031 of the Durant Code of Ordinances.

John Dean reviewed with the Planning Commission members proposed language to modify Section 157.031, Uses Permitted in Districts of the Durant Code of Ordinances.

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr

Nays: None

Abstain: None

4. New Business

There was no new business.

ADJOURNMENT

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