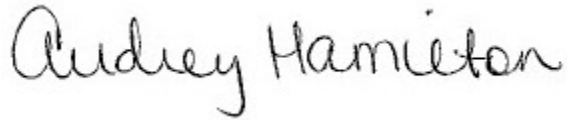


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 9th day of September, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 3rd day of December, 2021.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
December 7, 2021 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Planning Commission Vice Chairman Jackson called the meeting to order at 5:36 p.m.

INVOCATION/FLAG SALUTE

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

ROLL CALL

Present:

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

Absent:

Planning Commission Chairman Kevin Keener

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 November 2, 2021

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

Motion Passed with the following vote:

Ayes: Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on the 2022 Planning Commission Regular Meeting Calendar

Danielle O'Neal reviewed with the Planning Commission members a draft of the 2022 Calendar for Planning Commission meetings.

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

Motion Passed with the following vote:

Ayes: Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2021-31 a Replat request for property located near Chuckwa Street and Marie Drive

Danielle O'Neal reviewed with the Planning Commission members a request from Carrus Health for a re-plat of property located near the intersection of Chuckwa Street and Marie Drive. The subject property is approximately 9.85 acres in total. Individually the proposed Lot one is approximately 5.00 acres and the proposed Lot 2 is approximately 4.95 acres. The new lots would meet the lot area requirements of the C-2 zoning category. There appears to be city water and sewer in the area. The applicant desires to have a long-term adult care facility and medically related retail and hospitality on these lots. There is an existing plat on file; therefore, a re-plat would be required to separate this existing lot into two lots. The current Future Land Use Map has this area as Commercial; therefore, this re-plat does appear to be in line with the current Future Land Use map. Notifications have been made to the surrounding property owners and at the time of this report staff has received several letters/emails in protest of this request.

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

b. Discussion, Consideration and Possible Action on PC2021-32 Amending Section 157.032 of the Durant Code of Ordinances

Danielle O'Neal stated that after the September Planning Commission meeting staff was asked to research how other cities handles setbacks within commercial and industrial zoning categories. At the October Planning Commission meeting, staff presented the research found and the Commissioners requested that staff draft an ordinance to provide some changes or addition of setbacks particularly within C-3, General Commercial as well as Industrial Districts. Staff was able to further examine what other cities are doing and put together some changes/additions for setbacks primarily within the Commercial and Industrial Zoning categories.

Motion was made by Commission Member Knight and seconded by Commission Member Horner to approve the request as amended adding side and rear setbacks in the I-2 category to match the I-1 category.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Knight, Kerr

Nays: None

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.