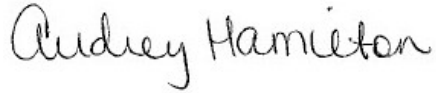


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of December, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 30th day of December, 2021.



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Audrey Hamilton, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION**  
**January 4, 2022 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 5:30 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 (appeared at 5:40 p.m.)  
Planning Commissioner Shane Knight  
Planning Commissioner Whitney Kerr

Absent:

**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 December 7, 2021

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

**2. Consider Items Removed from Consent**

**3. Information Items**

**4. Administration**

**5. Public Hearings**

- a. Discussion, Consideration and Possible Action on PC 2022-01, a Rezoning request for property located at 802 Rodeo Road

Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from A-1, General Agriculture District to C-3, General Commercial District for property located at 802 Rodeo Road. The applicant approached staff regarding the rezoning of this property to maintain their existing business ventures. The applicant has requested some additional terms to go along with their rezoning. The property is approximately 4.6 acres and currently has a shop building on the property. The area is made up of mostly Agriculture Zone properties and this request appears to be what is considered spot zoning. The subject property does meet the requirements for the lot area that is required within the requested zoning type. It should be noted that the facade ordinance that is referred in the terms being requested by the applicant does not apply to property zoned Agriculture but does apply to Commercial zoned properties. Additionally, current off-street parking requirements require all off-street parking areas, driveways, etc. to be surfaced with concrete, asphalt, or double bituminous asphalt in accordance with ODOT (Oklahoma Department of Transportation) standards. The current Land Use Map has this area as low density residential land uses; therefore, this rezoning request is not 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 received one letter of protest regarding this rezoning request.

Philip Smith spoke in favor.

Motion was made by Commission Member Jackson and seconded by Commission Member Kerr to deny 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 PC 2022-02, a Rezoning request for property located near Hillcrest Avenue and McLean Drive

Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from I-1, Light Industrial District to R-3, General Residential District for property located near the intersection of Hillcrest Avenue and McLean Drive. The applicant approached staff regarding the rezoning of this property with the desire to develop a new multi-family residential development. The property is approximately 20 acres and currently is a vacant piece of property. The area is made up of a mix of Residential and Industrial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type. It should be noted that the Durant Industrial Authority has a contract to sale this piece of property to SG Blocks and a letter has been provided by the DIA giving permission for the buyer to apply for the rezoning. This letter has been approved by the City Attorney. The current Land Use Map has this area as industrial land uses; therefore, this rezoning request is not 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 phone calls or letters regarding this rezoning request.

Rockey Butler spoke in favor.

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: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

## **6. New Business**

There was no new business.

## **ADJOURNMENT**

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