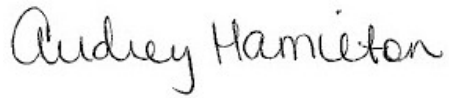


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of December, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 1st day of April, 2022.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
April 5, 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 5:33 p.m.

INVOCATION/FLAG SALUTE

Commissioner 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 Shane Knight
Planning Commissioner Whitney Kerr

Absent:

Planning Commissioner Clent 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 March 1, 2022

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. Public Hearings

a. Discussion, Consideration and Possible Action on PC2022-03, a Preliminary Plat request for property located near Cale Switch Road and Orchard Road

Danielle O'Neal reviewed with the Planning Commission members a request from Texoma Victory Investment, LLC for a Preliminary Plat for Durant Fortune Villas, property located near Cale Switch Road and Orchard Road. The applicants approached staff regarding filing for a preliminary plat request for IDurant Fortune Villas Subdivision. This preliminary plat has twenty-eight (28) half-acre lots, in which the applicant stated the lots would contain one triplex per lot. The subject property is approximately a total of 13 acres. The applicant is planning to have 28 total lots with a triplex on each lot. Each lot will be about a half-acre in size; therefore, each one does meet or exceed the lot size requirements for this zoning district. Each of the triplexes will be required to meet the setback requirements for this particular zoning district. The property is served by Rural Water District #5 and city sewer does not exist in this area. The owners are expected to have aerobic or septic systems for sewer needs. Further engineering plans that will include drainage is expected to be completed should the preliminary plat be approved. The City Engineer will then examine these plans. The applicants will also be responsible for placing sidewalks and streetlights as required by ordinance, should the preliminary plat be approved. The current Land Use Map appears to have this area as mixed residential; therefore, this request is generally in line with the Comprehensive Plan. Notifications have been made to the surrounding property owners and at the time of this report there have not been any letters or emails received by staff.

Hengrui Qu, applicant, spoke regarding the development.

Jimmy Bush asked questions regarding the development.

Brian Danker asked questions regarding the development.

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: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2022-05, a Re-Plat request for property located near North 4th Avenue and Willow Street

Danielle O'Neal reviewed with the Planning Commission members a request from BREI, LLC for a Re-Plat for property located near North 4th Avenue and Willow Street. The applicant approached staff regarding filing for a re-plat request with the hopes of building a single family home on the property. This re-plat is combining two lots into one lot. Both of these lots are a part of a platted area dated around 1913 . These lots do not currently meet the lot size requirements for the zoning classification. The subject property individually is approximately 3,700 square feet and the lots together would be approximately 7,400 square feet. It should be noted, currently the frontage of the lots is approximately 25 feet; therefore together the street frontage will be just under the 50-foot requirement. The applicant is planning to place a single family home with its own driveway on the property. The floorplans provided by the applicant shows a single family home that will fit on the lot, if the re-plat is approved. There appears to be City Water and Sewer in the area. The Maintenance and Operations Supervisor has noted on the sign off sheet that the nearest sewer main is in between North 4th Street and North 5th Street on Willow. The applicant will need to contact the Public Works Department regarding what is required to ensure City water and sewer serve the property. The current Land Use Map appears to have this area as mixed residential; therefore, this request is generally in line with the Comprehensive Plan. Notifications have been made to the surrounding property owners and at the time of this report, there have not been any letters or emails received by staff.

Motion was made by Commission Member Kerr and seconded by Commission Member Knight to approve the request with the condition that the Re-Plat would have to pass the Board of Adjustment before any building could occur.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

- c. Discussion, Consideration and Possible Action on PC2022-08, a Rezoning request from A-1, General Agriculture District to C-2, Highway Commercial and Commercial Recreation District for property located at 3202 W University Boulevard

Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from A-1, General Agriculture District to C-2, Commercial Highway and Commercial recreation for property located at 3202 W. University Boulevard. The applicant

approached staff regarding the rezoning of this property with the desire to be able to develop this property for commercial uses. It should be noted that the lot does not meet the lot area requirements for the current zoning district. The aforementioned property is approximately 0.06 acres and currently has a house on the lot. The area is made up of a mix of Commercial, Residential and Agriculture Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type. However, the lot does not meet the lot width requirement for the requested zoning district. The requested zoning category requires a lot width of 100 feet and the current lot width is 80 feet. The current Future Land Use Map has this area as commercial land uses; therefore, this rezoning request is generally 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.

Buddy Holder, applicant, spoke regarding the request.

Motion was made by Commission Member Knight and seconded by Commission Member Jackson to approve an amendment to this request to a more restrictive C-O zoning classification.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

- d. Discussion, Consideration and Possible Action on PC2022-09, a Conditional Use Permit to place a Billboard Sign on property located at 4516 West Main Street

Danielle O'Neal reviewed with the Planning Commission members a request from Dale Goad for a Conditional Use Permit to place a billboard sign on property located at 4516 W Main Street. The applicant approached staff regarding the desire to place a billboard sign on the property. The property owner has a lease with R&R Signs to place the billboard. The property is within the Highway Overlay District; therefore, per City Ordinance, they are required to apply for a Conditional Use Permit for the placement of a billboard sign. The aforementioned property is approximately 2 acres and currently has commercial /industrial businesses on the property. The area is made up of a mixture of Industrial, Agriculture and Commercial Zoned properties. Ordinances do allow a billboard to be within the Highway Overlay District; however, they are required to obtain a Conditional Use Permit. The billboard is expected to be 60 feet in height and 384 square feet. The billboard will be located 40 feet from the Main Street property line and 60 feet from the West property line. Given this information, the billboard does meet the requirements within the Sign Ordinance. The current Future Land Use Map has this area as commercial / residential mixed use; therefore, this conditional use permit request appears to 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 Conditional Use Permit request.

Scott Crain spoke regarding the request.

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None