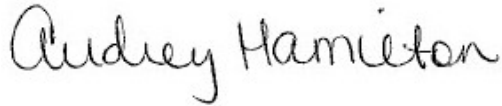


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of December, 2021 and that an agenda of said meeting was posted at the place of such meeting at 10:30 a.m. on the 29th day of April, 2022.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
May 3, 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

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 Clent Horner
Planning Commissioner Shane Knight

Absent:

Planning Commissioner Whitney Kerr

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 April 5, 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, Horner, Knight

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

- a. Discussion, Consideration and Possible Action on Amending Sections of Chapter 150 (Building Regulations) of the Code of Ordinances of the City of Durant, Oklahoma.

Danielle O'Neal reviewed with the Planning Commission members a request to amend section of Chapter 150 (Building Regulations). Staff was made aware recently of a discrepancy between what the Community Development website showed as the current building codes and what was stated within City Ordinance. Staff was able to do some research and believe that it was previously understood that the current ordinance allowed for the building code to be automatically updated and adopted as the State of Oklahoma updated and adopted the state building code. The City Attorney determined that is not how the actual ordinance was written; therefore, staff began the process of determining the current state building codes and updating the current ordinance. Staff worked to update the current ordinance to adopt the 2015 building code and 2014 electrical code as adopted by the State of Oklahoma. Staff further deleted the gas piping code as that is now covered under the fuel gas code. Staff also deleted the housing maintenance code as that is something that is no longer used.

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on Investigation and Report regarding the location and design of a new playground structure for Keithley Park

Danielle O'Neal reviewed with the Planning Commission members a request regarding the location and design of a piece of playground equipment for Keithley Park. Staff learned that according to OS Title 11 Section 45-104, "Before final action may be taken

by any municipality or department thereof on the location, construction, or design of any public building, statue, memorial, park, parkway, boulevard, street, alley, playground, public ground, or bridge or the change in the location or grade of any street or alley, the question shall be submitted to the planning commission for investigation and report”.

There is no statutory requirement for Planning Commission approval, only an investigation and report. The Parks Director has been working to upgrade and replace existing playground equipment within the city parks, and is looking at replacing a piece of equipment at Keithley Park. The structure is 38 feet 4 inches tall, 66 feet 7 inches wide, and 1,879 square feet total. According the State Statutes and City Ordinances, the Planning Commission is required to investigate and report on the location, construction or design of any playground. Therefore, this item is coming before you for investigation and report. This item will have to be heard by the City Council as well.

Ryan Brewer, Parks and Recreation Manager, spoke regarding the request.

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight

Nays: None

Abstain: None

5. Public Hearings

a. Discussion, Consideration and Possible Action on PC 2022-13, a Re-Plat request for property located near South 4th Avenue and Louisiana Street

Danielle O'Neal reviewed with the Planning Commission members a request from Stone by Stone Construction for a Re-Plat for property located near South 4th Avenue and Louisiana Street. The applicant approached staff regarding filing for a re-plat request with the hopes of building a single duplex home on the property. This re-plat is combining two partial lots into one lot. This area is a part of the original town site that was platted many years ago and since has had new lots formed or lot lines moved. The subject property individually is approximately 8,100 square feet with the frontage being 70 feet; therefore, the proposed lot will meet the lot size requirements for a duplex to be placed on the lot. The applicant is planning to place a single one-bedroom duplex with off-street parking. The site plan provided by the applicant does show a duplex that will fit on the lot, should the plat be approved. There appears to be City Water and Sewer in the area. City staff did not have any comments noted on the sign off sheet as of the time of this report. The current Future Land Use Map appears has this area as low to medium density 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 Jackson and seconded by Commission Member Horner to approve the request as presented.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2022-14, a Preliminary Plat Extension for property located near Washington Avenue and Mockingbird Lane

Danielle O'Neal reviewed with the Planning Commission members a request from Raquel Schmitz for an extension of the preliminary plat located near Washington Ave and Mockingbird Lane. The original preliminary plat was approved on April 16, 2018. The plat received a 12-month extension in 2020 as well as 2021. The applicant is requesting a 180 day (6 month) extension. No changes are being requested to the approved preliminary plat.

Motion was made by Commission Member Knight and seconded by Commission Member Jackson to approve the request with the contingency that the plat meets current subdivision ordinance.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight

Nays: None

Abstain: None

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.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight

Nays: None

Abstain: None