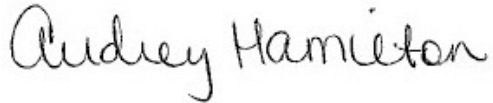


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of December, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 3rd day of June, 2022.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
June 7, 2022 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 5:32 p.m.

INVOCATION/FLAG SALUTE

Vice Chairman 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 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 May 3, 2022

Motion was made by Commission Member Knight and seconded by Commission Member Jackson 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. Information Items

4. Administration

a. Consider the Appointment of Chairperson

Motion was made by Commission Member Knight and seconded by Commission Member Kerr to appoint Drew Jackson as Chairperson.

Motion Passed with the following vote:

Ayes: Knight, Kerr

Nays: Jackson

Abstain: None

b. Consider the Appointment of a Vice-Chairperson

Motion was made by Commission Member Kerr and seconded by Commission Member Jackson to appoint Shane Knight as Vice-Chairperson.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr

Nays: None

Abstain: None

c. 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 has made updates to the building code to be more in line with what is adopted at the state level. Staff does understand that there may be a change to the International Residential Code (IRC) and the National Electrical Code (NEC) depending what happens at the state level; however, staff chose to stick with the codes that are fully adopted as of the date of this memo. Staff also updated the appendices within the various building codes.

Motion was made by Commission Member Kerr and seconded by Vice Chairman

Knight to approve the request as presented.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr

Nays: None

Abstain: None

5. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2022-11, Rezoning request from A-1 General Agriculture District to R-1 Single Family Residential District and a Planned Unit Development for property located on Cemetery Road near Highway 70 (Bypass).

THE APPLICANT HAS WITHDRAWN THIS APPLICATION.

Danielle O'Neal stated that the applicant has submitted a letter to withdraw his application for the rezoning and the Planned Unit Development. The applicant stated that he no longer wishes to sell his property at this time.

- b. Discussion, Consideration and Possible Action on PC2022-16, a Re-Plat request for property located near South 12th Avenue and Texas Street.

Danielle O'Neal reviewed with the Planning Commission members a request from Mike Losawyer for a Re-Plat for property located near South 12th Avenue and Texas Street. The applicant approached staff regarding filing for a re-plat request with the hopes of separating two lots into four lots. The applicant intends to sell the homes that are at this location and while going through that process discovered that these structures sit on two platted lots. State law and City ordinance prohibits the sale of any property that has not been properly subdivided. Furthermore, City ordinances require only one primary structure per lot. This area is a part of the original town site that was platted many years ago and since has had houses built and lot lines altered. As a note, the County Assessor's office shows these houses being built in the 1960s. The subject property is approximately 0.60 acres total. The two lots are shown on the plat to be divided into four lots all approximately 0.14 acres apiece. A diagram is attached to this report showing the exact lot lines and locations of the current houses. The lots being requested do not meet all of the requirements of current ordinances; therefore, should the request be approved the applicant will also be required to go through the Board of Adjustment for a variance. There appears to be City Water and Sewer in the area; however, easements to provide access to all lots is required and are shown on the plat. The only comments from City staff were regarding the lots needing to go through the Board of Adjustment since they do not meet current lot requirements. The current Future Land Use Map has 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.

Michael Losawyer, applicant, spoke in support.

Clay Cecil spoke in support.

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr

Nays:

Abstain: None

- c. Discussion, Consideration and Possible Action on PC2022-17, a Final Plat request for property located near Main Street and Radio Road.

Danielle O'Neal stated that due to an error within the public notice that was published in the newspaper and sent to property owners, staff will need to re-publish this item.

Therefore, staff is asking the Planning Commission to take no action on this item so that the errors can be corrected and the item re-published. The applicant is aware of this and planning to be placed on the July agenda.

Chairman Jackson called for no action to be taken on the item.

6. New Business

There was no new business.

Chairman Jackson requested something be done in recognition of Mr. Keener's time served on the Planning Commission and Board of Adjustment.

ADJOURNMENT

Motion made by Vice Chairman Knight and seconded by Chairman Jackson to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr

Nays: None

Abstain: None