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 03:00 p.m. on the 30th day of June, 2022.

Audrey Hamilton

Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
July 5, 2022 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Jackson called the meeting to order at 5:33 p.m.

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:
Planning Commission Chairman Drew Jackson
Planning Commissioner Vice Chairman Shane Knight
Planning Commissioner Clent Horner
Planning Commissioner Whitney Kerr

Absent:
None

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 June 7, 2022

Motion was made by Vice Chairman Knight and seconded by Commission Member Kerr to approve the minutes with correction to 5b.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Horner, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Public Hearings

a. Discussion, Consideration and Possible Action on PC2022-10, a Final Plat request for property located near West Main Street and South 49th Avenue.

Danielle O'Neal advised the Planning Commission members that the applicant has withdrawn their application.

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

Danielle O'Neal reviewed with the Planning Commission members a request from First Texoma National Bank for a Final Plat for property located near Main Street and Radio Road. The applicant approached staff regarding filing for a final plat request with the hopes of moving a lot line by approximately 40 feet to the East so that they would be able to place commercial businesses on both of these lots. This particular area is un-platted which is why they are going through the final plat process. The applicant does have an application into the Board of Adjustment for a variance to the setbacks for the triangle piece. Additionally the applicant has an application into City Council for a Revocable Permit for the parking area along Main Street. Both of these items are expected to be heard at their respective meetings in July. The subject property is approximately 1 acre total, with the triangle lot being approximately 18,000 square feet and the corner lot being approximately 23,000 square feet. The lot line is shown to move to the east approximately 40 feet. The new triangle lot would be approximately 24,000 square feet and the corner lot would be approximately 19,000 square feet. There appears to be City Water and Sewer in the area. Both lots do meet current lot size requirements. City Staff has reviewed the plat and provided a comment that the applicant would need to provide a utility easement to ensure both lots were served by utilities. A utility easement is now shown on the plat, and is satisfactory to staff. The current Future Land Use Map has this area as commercial; 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 has been a letter of support received by staff.

Steve Harriman spoke in favor of this item.

Tommy Dove spoke in favor of this item.

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

Kerr to approve the request as presented.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Horner, Kerr

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Horner, Kerr

Nays: None

Abstain: None