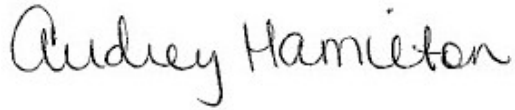


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of December, 2021 and that an agenda of said meeting was posted at the place of such meeting at 04:30 p.m. on the 1st day of September, 2022.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
September 6, 2022 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

SWEARING IN OF DR. THOMAS NEWSOM

CALL TO ORDER

Chairman Jackson called the meeting to order at 5:32 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 Commission Vice Chairman Shane Knight

Planning Commissioner Whitney Kerr (appeared at 6:10 p.m.)

Planning Commissioner Thomas Newsom

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 August 8, 2022

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Newsom

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2022-19, a Rezoning Request from I-1 Light Industrial District to the R-3 General Residential District and a Planned Unit Development for property located near Hillcrest Avenue and McLean Road.

Danielle O'Neal reviewed with the Planning Commission members a request from SG Block, Inc., for a Rezoning from the I-1, Light Industrial District to the R-3, General Residential District and a Planned Unit Development for property located near the intersection of Hillcrest Avenue and McLean Road. The applicant approached staff regarding a request for a Rezoning and Planned Unit Development (PUD) to place a multi-family development upon the 40 acres. The applicant states this will be a phased development. The applicant states this will be a gated community with controlled access off McLean and Hillcrest. The aforementioned property is approximately 40 acres total and currently is a vacant piece of property. The surrounding area is made up of a mix of Residential, Industrial and Agriculture Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development and rezoning request. The development shows that the entire 40 acres will be developed into a multi-family housing community that is developed into two phases. This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance. There does appear to be City water and sewer in the area. The applicant is having discussions with Public Works regarding infrastructure needs within the area. Any infrastructure on the property is expected to be private. Staff members reviewed and signed off on this project. Staff did have a few questions and those are expected to be addressed during the plan submittal stage should this request be approved. Community Development and Neighborhood Services has a comment that the applicant will be required to obtain a Stormwater Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Stormwater Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained. The current Future Land Use Map has this area as industrial land uses; therefore, this PUD and rezoning request is not in line with the Future Land Use Map. As a note, the request is in line with the goals within the Comprehensive Plan. Notifications have been made to the surrounding property owners and at the time of this report staff has received a few phone calls regarding this project. Staff has not received any letters regarding this

request.

Vice Chairman Knight stated that there was not a copy of the phone calls attached in the board packet agenda as indicated. Mrs. O'Neal read a comment in opposition of this item to the Planning Commission.

Dave Rulien spoke in favor of this item.

Joe Fulton spoke in opposition of this item.

Motion was made by Vice Chairman Knight and seconded by Commission Member Newsom to approve the rezoning request and the Planned Unit Development request with the stipulation on the Planned Unit Development request that this is for a sole exemption to allow multiple buildings on one lot.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Newsom

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2022-20, a Re-Plat and Rezoning Request from the R-2 Two-Family Residential District to the R-3 General Residential District for property located near South Twelfth Avenue and West Texas Street.

Danielle O'Neal reviewed with the Planning Commission members a request from Mike Losawyer, for a Re-Plat and Rezone from R-2, Two-Family Residential District to R-3, General Residential District for property located near South 12th Avenue and Texas Street. The applicant approached staff regarding filing for a rezoning and 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 applicant previously tried to re-plat the lots; however, the request was denied. This time the applicant is also requesting a rezoning from R-2, Two-Family Residential to R-3, General Residential to go along with the Re-plat. 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. The lot sizes being requested do meet the requirements of the R-3, General Residential zoning category; however, the lots do not meet the setback requirements. Therefore, should the request be approved, the applicant will be required to gain a variance from the Board of Adjustment. The applicant does already have an application submitted. 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 setback 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 call, letters or emails received by staff.

(Commissioner Kerr joined the meeting at 6:10 p.m.)

Mike Losawyer, applicant, 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, Kerr, Newsom

Nays: None

Abstain: None

- c. Discussion, Consideration and Possible Action on PC2022-21, a Rezoning Request from the A-1 General Agricultural District to the R-1 Single-Family Residential District for property located along Cemetery Road.

Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from Holdenmoore, LLC, for a rezoning of the property located along Cemetery Road from A-1, General Agriculture District to R-1, Single-Family Residential District. The applicant approached staff regarding the rezoning of this property with the desire of building a subdivision with common areas and single-family homes in the future. It should be noted that a large portion of the Northern part of the lot is within the floodplain. The aforementioned property is approximately 47 acres and currently is a vacant lot. The area is made up of mostly Agriculture Zoned property with Residential Zoned property to the North. The subject property does meet the requirements for the requested zoning type. There does appear to be City water and sewer in the area. The property will need to go through the proper platting process prior to any piece of the acreage being sold. The current Future Land Use Map has this area as low-density residential 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, emails or letters regarding this rezoning request.

Mike Losawyer spoke in favor of this item.

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None

- d. Discussion, Consideration and Possible Action on PC2022-22, a Rezoning Request from the R-1 Single-Family Residential, C-2 Highway Commercial and Commercial Recreation and the I-1 Light Industrial District to the I-1 Light Industrial District for property located at 1903 North First Avenue.

Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from Floyd Davis and Jeremy Davis, for a rezoning of the property located at 1903 North First from R-1, Single-Family Residential, C-2, Highway Commercial and Commercial Recreation and I-1, Light Industrial Districts to I-1, Light Industrial District. The applicants approached staff regarding the rezoning of this property with the desire of fixing the multiple zoning categories on one property. The multiple zoning categories was discovered when a perspective buyer contacted staff doing due diligence on the property. The aforementioned property is approximately 2.5 acres and currently has a self-storage facility on the lot. The area is made up of a mix of Commercial, Industrial, Agriculture and Residential Zoned property. The subject property does meet the requirements for the requested zoning type. As shown below a self-storage facility is allowed by right within the light and medium industrial (I-1 & I-2) zoning categories and allowed with a Conditional Use Permit in the C-2, Highway Commercial and Commercial Recreation, and C-3, General Commercial Districts. The current Future Land Use Map has this area as commercial and residential mixed-use; therefore, this rezoning request is not 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, emails or letters regarding this rezoning request.

Russ Parker spoke in favor of this item.

Brad Baheri spoke in favor of this item.

Motion was made by Vice Chairman Knight and seconded by Commission Member Kerr to recommend a C-2 zoning classification over the entire property as opposed to the I-1 that was requested for the property.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Vice Chairman Knight moved to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None