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 9:00 a.m. on the 30th day of September, 2022.

Audrey Hamilton

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Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
October 4, 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 5:31 p.m.

INVOCATION/FLAG SALUTE

Commission Member Newsom 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 Clent Horner (appeared at 5:58 p.m. and left at 6:15 p.m.)
Planning Commissioner Thomas Newsom

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 September 6, 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. Administration

5. Public Hearings

a. Discussion, Consideration and Possible Action on PC2022-23, a Final Plat Request for property located near South 9th Avenue and Rodeo Road.

Danielle O'Neal stated that the applicant contacted her and asked that the item be tabled due to title and abstract issue that arose late last week.

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Newsom

Nays: None

Abstain: None

b. Discussion, Consideration and Possible Action on PC2022-24, a Rezoning Request from A-1, General Agriculture to C-2, Highway Commercial and Commercial Recreation for property located near Southeast 3rd Avenue and Rodeo Road.

Danielle O'Neal reviewed with the Planning Commission members a request from DH Modern Construction, LLP, for a Rezoning from the A-1, General Agriculture District to the C-2, Highway Commercial and Commercial Recreation District for property located near Southeast 3rd Avenue and Rodeo Road. The applicant approached staff regarding the rezoning and platting of this property with the desire of building commercial and residential development. Staff published the zoning cases separate from the platting cases in hopes of lessening any confusion. The commercial piece of the development is expected to be a total of approximately 6 acres that will service the residents in that area. The residential piece of the development is expected to be a total of approximately 5 acres and expected to be single-family residential. The remaining approximately 7 acres is expected to remain as agriculture and a buffer to the existing area. The commercial area is expected to be directly on the corner of Southeast 3rd

Avenue and Rodeo Road. The residential piece will abut the commercial piece and will face Rodeo Road. The aforementioned property is approximately 18 acres total, the plat shows three 2-acre lots that are designated as commercial, five 1-acre lots designated as single-family residential and approximately 7 acres remaining as agriculture. The lot is currently vacant. The area is made up of mostly Agriculture Zoned property. The subject property does meet the requirements for each of the requested zoning types. There does appear to be City water and sewer in the area. The current Future Land Use Map has this area as commercial 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 of support or protest regarding this rezoning request.

Danny Khoury, applicant, spoke in favor of this item.

Heather Dobbins spoke in opposition of this item.

(Commission Member Horner appeared at 5:58 p.m. and left at 6:15 p.m.)

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, Newsom

Nays: None

Abstain: None

c. Discussion, Consideration and Possible Action on PC2022-24, a Rezoning Request from A-1, General Agriculture to R-1, Single-Family Residential for property located near Southeast 3rd Avenue and Rodeo Road.

Danielle O'Neal reviewed with the Planning Commission members a request from DH Modern Construction, LLP, for a Rezoning from the A-1, General Agriculture District to the R-1, Single-Family Residential District for property located near Southeast 3rd Avenue and Rodeo Road.The applicant approached staff regarding the rezoning and platting of this property with the desire of building commercial and residential development. Staff published the zoning cases separate from the platting cases in hopes of lessening any confusion. The commercial piece of the development is expected to be a total of approximately 6 acres that will service the residents in that area. The residential piece of the development is expected to be a total of approximately 5 acres and expected to be single-family residential. The remaining approximately 7 acres is expected to remain as agriculture and a buffer to the existing area. The commercial area is expected to be directly on the corner of Southeast 3rd Avenue and Rodeo Road. The residential piece will abut the commercial piece and will face Rodeo Road. The aforementioned property is approximately 18 acres total, the plat shows three 2-acre lots that are designated as commercial, five 1-acre lots

designated as single-family residential and approximately 7 acres remaining as agriculture. The lot is currently vacant. The area is made up of mostly Agriculture Zoned property. The subject property does meet the requirements for each of the requested zoning types. There does appear to be City water and sewer in the area. The current Future Land Use Map has this area as commercial uses; therefore, this rezoning request is generally not 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 of support or protest regarding this rezoning request.

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, Newsom

Nays: None

Abstain: None

d. Discussion, Consideration and Possible Action on PC-2022-24, a Final Plat Request for property located near Southeast 3rd Avenue and Rodeo Road.

Danielle O'Neal reviewed with the Planning Commission members a request from DH Modern Construction, LLP, for a Final Plat for property located near Southeast 3rd Avenue and Rodeo Road. The applicant approached staff regarding the rezoning and platting of this property with the desire of building commercial and residential development. Staff published the zoning cases separate from the platting cases in hopes of lessening any confusion. The final plat shows nine total lots. Three lots are 2-acre lots and are expected to be commercial lots. Five lots are 1-acre lots and expected to be single-family residential lots. The remaining approximate 7-acre lot is expected to remain as an agricultural zoned lot and be a buffer. The subject property is approximately a total of 18 acres. The applicant has nine lots on the plat. The plat and application does indicate which lots will be commercial, residential and agricultural. There is City water and sewer nearby, and the applicants will work with City Staff for any connections that will be needed. The lots will not need any public infrastructure, which is why this is being heard as a final plat. Staff has signed off supporting the approval of this plat. The current Land Use Map has this area as commercial uses; therefore, this request is partially 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 of support or protest regarding this rezoning request.

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Newsom

Nays: None

Abstain: None

6. 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, Horner, Kerr, Newsom

Nays: None

Abstain: None