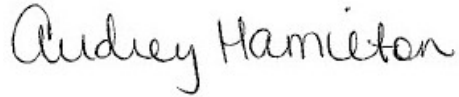


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of December, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 28th day of October, 2022.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
November 1, 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 Horner provided the invocation. Danielle O'Neal led the flag salute.

ROLL CALL

Present:

Planning Commission Chairman Drew Jackson
Planning Commissioner Clent Horner
Planning Commissioner Whitney Kerr

Absent:

Planning Commission Vice Chairman Shane Knight
Planning Commissioner Thomas Newsom

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 October 4, 2022

Motion was made by Commission Member Horner and seconded by Commission Member Kerr to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on the 2023 Planning Commission Regular Meeting Calendar

Danielle O'Neal reviewed with the Planning Commission members the 2023 Planning Commission Regular Meeting Calendar.

Motion was made by Commission Member Kerr and seconded by Commission Member Horner to approve the request with an amendment to move the July 4th meeting to June 27th.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

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 reviewed with the Planning Commission members a request from Sunstar, LLC, for a Final Plat for property located near South 9th Avenue and Rodeo Road. Applicants approached staff regarding filing for a final plat for a housing development that contains approximately 80 lots. The applicant stated that this development would be made up of single-family homes with their own driveways. The subject property is approximately 24 acres in total, with 80 lots being shown on the final plat. Each of the lots do meet the requirements for the zoning district. The preliminary plat originally showed 85 lots; however, five lots were removed for drainage and because of the sewer line that runs through the property. The applicant stated they are intending each lot will have a single family home with a driveway. The final plat does have covenants listed on the plat. Staff has reviewed this plat and there are no issues expressed. Staff did note a couple of minor changes that need to be made to the plat prior to being signed. Those changes are to the City approval signature blocks and

the need to add the name of record owners of adjoining parcels of unplatted land. Those changes are supposed to be completed and returned prior to the Planning Commission meeting. The current Future Land Use Map has this area as Low-Density Residential; therefore, this 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 letters or phone calls of support or protest regarding this request.

Jay Mauck, applicant, spoke in support of this request.

Motion was made by Commission Member Horner and seconded by Commission Member Kerr to approve the request as presented.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2022-28, a Rezoning Request from A-1, General Agriculture to R-1, Single-Family Residential and a Planned Unit Development for property located near Cemetery Road and Rodeo Road.

Danielle O'Neal reviewed with the Planning Commission members a request from Wrangler Acres, LLC, for for a Rezoning from the A-1, General Agriculture District to the R-1, Single-Family Residential District and a Planned Unit Development for property located near Cemetery Road and Rodeo Road. The applicant approached staff regarding a request for a Rezoning and Planned Unit Development (PUD) to place nine single-family homes upon the 5 acres. The applicant states that the homes will consist of a two-car garage and paved driveway. The homes are expected to be rental property. The aforementioned property is approximately 5 acres total and currently is a vacant piece of property. The surrounding area is made up of Agriculture and Residential Zoned properties. The subject property does meet the requirements for the lot area within the requested Planned Unit Development and rezoning request. The development shows that there will be nine homes placed on the 5-acre lot. This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance. The street will be a private drive but will meet city code. There is City water in the area and there will be a master meter for this development. The water line throughout the development will be a private line. There is no sewer in the area; therefore, the development will be required to have some sort of aerobic/septic system. The aerobic/septic system will need to be approved by the Oklahoma Department of Environmental Quality (ODEQ). Staff members reviewed and signed off on this project with the following comments. The Maintenance and Operations staff did note that this would have a master meter and a private line through the property. The fire marshal made note regarding the hydraulic calculation needing to

be provided once the waterline is installed. Further review will be completed once building plans and permits has been submitted. The city engineer stated that they would need to provide stormwater and requested that they loop the waterline back to Cemetery so that it would not be a dead-end line. Community Development made a comment regarding some items needed on the plat as well as the need for a stormwater permit from the Oklahoma Department of Environmental Quality (ODEQ) and the Stormwater Pollution Prevention Program (SW3P) plans before a building permit can be obtained. The items noted are supposed to be completed prior to the date of the Planning Commission meeting. The current Future Land Use Map has this area as low-density residential land uses; therefore, this PUD and 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 received a letter of opposition regarding this project.

Dustin Wolf, applicant, spoke in favor of this request.

Stephanie Moore and Christopher Castro spoke in opposition of this request.

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

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

Nays: None

Abstain: None

6. New Business

There was no new business.

ADJOURNMENT

Commission Member Kerr moved to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

Nays: None

Abstain: None