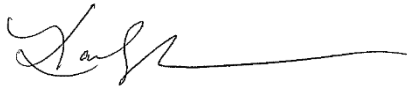


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 29th day of December, 2022.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
January 3, 2023 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 5:41 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 Whitney Kerr
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 December 6, 2022

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

Knight to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-01, a Rezoning Request from A-1, General Agriculture to C-2, Highway Commercial and Commercial Recreation for property 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 A-1, General Agriculture District to the C-2, Highway Commercial and Commercial Recreation District for the 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 case 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 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 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. While staff does not have an issue with the rezoning request and the request is generally in line with the Future Land Use Map, there is a concern if the rezoning request would be considered spot zoning. 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 request.

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

Sandra Levins spoke in opposition of this item.

Heather Dobbins spoke in opposition of this item.

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None

b. Discussion, Consideration and Possible Action on PC2023-01, Final Plat Request for property near Rodeo Road and Southeast Third Avenue

Danielle O'Neal reviewed with the Planning Commission members a request from DH Modern Construction, LLP, for a Final Plat Request of the 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 case 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 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 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 nearby but there is not City sewer nearby. The applicants will work with City Staff for any connections that will be needed. The applicants will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. 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 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. Staff has signed off supporting the approval of the final plat. It should be noted with this case being tied to rezoning cases that should one of the rezoning cases not be approved, the plat may need to be changed. Staff does recommend approval of the plat since it does meet all requirements should the rezoning request be approved. However, should the rezoning not be approved then staff recommends the plat be denied since it will not meet all requirements. 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 request.

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 PC2023-03, Rezoning Request from A-1, General Agriculture and C-2, Highway Commercial and Commercial Recreation Districts to C-2, Highway Commercial and Commercial Recreation District for property located near West Main and South 49th Avenue

Danielle O'Neal reviewed with the Planning Commission members a request from LMCA, LLC and Camille-Brooke, LLC for a rezoning from the A-1, General Agriculture and C-2, Highway Commercial and Commercial Recreation Districts to C-2, Highway Commercial and Commercial Recreation District for property located near West Main Street and South 49th Avenue. The applicants approached staff regarding the rezoning of this property with the intention of preparing the property for future commercial development as well as to fix having multiple zoning categories on one property. The aforementioned property is approximately 29.4 acres and currently is a vacant piece of property. 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. Staff recommends approval of the rezoning request since the property does meet the requirements for the requested zoning category, is generally in line with the Future Land Use Map and it will be fixing an area where there is multiple zoning categories on one lot. The current Future Land Use Map has this area as commercial and residential mixed-use; 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.

Tom Criswell spoke in favor of this item.

Dale Goad spoke in favor of this item.

Motion was made by Commission Member Kerr 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

5. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None