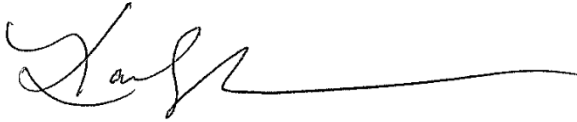


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 28th day of April, 2023.



Kari Speers, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
May 2, 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 5:36 p.m.

INVOCATION/FLAG SALUTE

Commission Member Horner provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Thomas Newsom (left meeting at 5:58 p.m.)

Planning Commissioner Whitney Kerr

Planning Commissioner Clent Horner (left meeting at 5:58 p.m.)

Planning Commission Vice Chairman Shane Knight

Planning Commission Chairman Drew Jackson

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 April 4, 2023
Motion was made by Vice Chairman Knight and seconded by Commission Member Horner to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

Motion was made by Chairman Jackson and seconded by Commission Member Horner to move to hear Item 5A before Item 4A on the agenda.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

Commission Member Horner and Commission Member Newsom left the meeting at 5:58 p.m.

a. Discussion, Consideration and Possible Action on an Amendment to Section 156.137 (Buildings) of the Durant Code of Ordinances

Since the last meeting, staff has looked further into how other cities handle having multiple buildings on one lot as it pertains to lot coverage including handling the number of structures per lot. Based on the cities that were examined, some still had where there was only one principal structure per lot, while others were moving into a similar direction that we are. How they are getting there has been done in a variety of ways. A couple cities use tables within their ordinances to describe each of the zoning districts to clarify the density and lot coverages. Others focus on using the lot coverage percentages. Staff's thoughts include adding some lot coverage percentages in one of the zoning districts that we currently do not have any and staff added a sentence that states that all zoning requirements within each of the appropriate zoning districts shall be met. Since we are working on the full update of the land use ordinances, this will be something we can use as a bridge until we get the full update completed. Staff has been working and researching ordinances that need to be updated and working alongside of Crafton Tull who is working on updating all of our Land Use Ordinances. It was

requested that staff examine the ordinance pertaining to the number of buildings allowed on a lot. What staff has done in recent years should someone come in with a project that has multiple buildings on one lot was to have them apply for a Planned Unit Development should the project fit that criteria. The proposed fixes should help until the complete update of the land use ordinances is completed. The proposed language changes are attached to this staff report. Staff does not have any issues with this change, and recommends the approval because it will help staff as well as developers. This ordinance will allow for more flexibility.

Motion was made by Vice Chairman Knight and seconded by Commission Member Kerr to table the request as presented to the June 27, 2023 meeting with the recommendation that we reword this 156.137 to reference the percentage of lot coverage for multiple buildings and the change in the table 157.032.

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None

5. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-10, a Planned Unit Development (PUD) request for property located near University Boulevard and Criswell Boulevard.

Danielle O'Neal review with the Planning Commission members a request from Wu-Ye Gao and Wu Enterprise for a Planned Unit Development for property located near University Boulevard and Criswell Boulevard. The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place multiple buildings on the lot that will be a new commercial retail development. Intended uses will be retail business and restaurant hospitality. The timing of development hinges upon approval, should that occur, they would then work on gaining approval of a building permit. The aforementioned property is approximately 4.65 acres and there are currently three lots with individual houses on the lots. This PUD process will also join the three lots together. The surrounding area is made up of Commercial and Single Family Residential Zoned properties. The subject property does meet the requirements that is required within the requested Planned Unit Development. Staff members have reviewed and signed off supporting this project. The development will need to meet the required setbacks and parking as required within ordinance. There is city water and sewer service available for this development. The Maintenance and Operations Supervisor made a note that the water will need to come across University Boulevard. Applicant will need to work with staff on connection and timing of the connection. A master meter for water service is strongly recommended. The fire marshal made a note that the construction will need to meet the 2018 IFC (International Fire Code) Appendix B, C and D. The site plan shall show location and distance to nearest fire hydrant. This all

will be completed during the plan review portion of the process. The current Future Land Use Map has this area as commercial land uses; therefore, this PUD request is 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 regarding this request.

Danny Khoury spoke regarding the need for a turn lane into the Planned Unit Development.

Tom Marcum spoke regarding the need for a turn lane into the Planned Unit Development.

Shane Knight spoke regarding the architectural design of the project.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: Knight

6. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Kerr, Knight, Jackson

Nays: None

Abstain: None