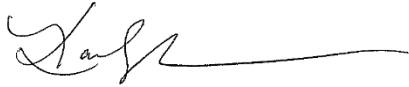


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 1st day of September, 2023.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
September 5, 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 5:30 p.m.

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Thomas Newsom
Planning Commissioner Whitney Kerr
Planning Commissioner Clent Horner
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 August 1, 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. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-21, a Final Plat Request for Sunstar, LLC for property located near South 9th Avenue and Rodeo Road.

Phillip Hightower reviewed with the Planning Commission members a request from Sunstar, LLC for a Final Plat Request 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 signed off indicating that they have no issues with this plat. Staff recommends approval of the final plat since the plat does meet all requirements. The current Future Land Use map shows this area as low-density residential; therefore, this 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 of support or protest regarding this final plat request.

Buddy Holder spoke in favor of this request.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2023-22, a Replat Request for Baptist General Counsel of Oklahoma for property located near Wilson Street and Montgomery Drive.

Phillip Hightower reviewed with the Planning Commission members a request from Baptist General Counsel of Oklahoma for a Replat Request for property located near Wilson Street and Montgomery Drive. The applicant approached staff regarding the platting of this property with the desire of building new religious facility to serve the students of Southeastern Oklahoma State University and surrounding community. The subject property is approximately a total of 1.32 acres as shown on the plat. There is City water nearby and City sewer available. The applicant will work with City Staff for any connections that will be needed. Staff has signed off supporting the approval of this plat. Staff has signed off supporting the approval of the replat since the plat does meet all requirements. The current Future Land Use map shows this area as two-family residential; therefore, this 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 of support or protest regarding this rezoning request.

Shane Knight spoke in favor of this request.

Motion was made by Commission Member Jackson to approve and seconded by Commission Member Kerr to approve the request as presented contingent upon the northern parcels being conjoined so they are not orphaned.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Jackson

Nays: None

Abstain: Knight, Newsom

- c. Discussion, Consideration and Possible Action on PC2023-15, a Rezoning Request from A-1, General Agriculture to R-1, Single-Family Residential for property located near Larkspur Lane and Overland Drive.

Phillip Hightower reviewed with the Planning Commission members a request from Vithe Nguyen, for a rezoning of the property located near Larkspur Lane and Overland Drive. The applicant approached staff regarding the rezoning of this property with the desire of building a single family home or residential development. The aforementioned property is approximately 1.95 acres total and is currently a vacant lot. The area is made up of mostly Agriculture Zoned property with Single-Family Residential properties across the street. The subject property does meet the requirements for the requested zoning type. Staff does not have any issues with this rezoning request; however, should there be a recommendation for approval, staff requests that it be contingent upon having a plat approved, filed and brought back to Community Development within 90 days. The current Future Land Use Map has this area as low to medium 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 received 1 letter of protest regarding this request.

Clay Cecil spoke in favor of this request.

Tom Marcum, City Attorney, spoke regarding platting requirements not meeting city ordinances.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None

Vice Chairman Knight left the meeting at 6:05 p.m.

- d. Discussion, Consideration and Possible Action on PC2023-23, a Final Plat Request for Vithi Nguyen for property located near Larkspur Lane and Overland Drive.

Phillip Hightower reviewed with the Planning Commission members a request from Vithi Nguyen for a Final Plat Request for property located near Larkspur Lane and Overland Drive. The applicant approached staff regarding the rezoning of this property with the desire of building a single family home or residential development. The subject property is approximately a total of 1.96 acres total and is currently a vacant lot. The area is made up of mostly Agriculture Zoned property with Single-Family Residential properties across the street. Staff has signed off supporting the approval of this plat. Staff has signed off supporting the approval of the final plat, because the plat does meet all requirements. The current Future Land Use Map has this area as low to medium residential uses; therefore, this final plat 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 1 letter of protest regarding this final plat request.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None

- e. Discussion, Consideration and Possible Action on PC2023-25, a Planned Unit Development (PUD) Request for Property Located near Wilson Street and North 1st Avenue.

Phillip Hightower reviewed with the Planning Commission members a request from S & F Development Co., LLC, for a Planned Unit Development for property located near Wilson Street and North 1st Avenue. The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place a mixed residential type development that will include multi-family homes. The concept plan shows 12 multi-family buildings and the applicant stated there would be 360 units. The timing of development hinges upon should the approval occurs, and then they will go out and get the engineering for the project completed. The aforementioned property is approximately 20.5481 acres and currently is a vacant lot. The surrounding area is made up of a mix of Residential and Agriculture Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development. This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance. Staff members reviewed and signed off on this project with the following provisions being requested. Maintenance and Operations Supervisor is asking that the water and sewer be upgraded. The Fire Marshal has asked the applicant to provide a site plan showing compliance with 2018 IFC. Community Development and Neighborhood Services has a comment that the applicant will be required to obtain a Storm water Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Storm water Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained should they disturb greater than 1 acre. Staff does recommend approval of the above requests since it is in line with ordinances and requirements. The current Future Land Use Map has this area as mixed residential 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.

David Box spoke in favor of this request and also on the parking regulations per city ordinances.

Georgia Gibson spoke regarding concern of the vehicle traffic.

Motion was made by Chairman Jackson and seconded by Commission Member Horner to approve the request as presented contingent upon the City receiving a set of engineering data, storm water permit from DEQ, sewer and water upgrades. Also, the City is provided a site plan showing compliance with the 2018 IFC. Motion also includes acceptance of the revised parking density of 1 1/2 parking spaces for 1 bedroom units and 2 parking spaces for 2 bedroom units.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None

f. Discussion, Consideration and Possible Action on PC2023-26, a Preliminary Plat Extension for property located near Larkspur Lane and Prairie Crossing Phillip Hightower reviewed with the Planning Commission members a request from Sunstar, LLC for an extension of the preliminary plat located near Larkspur Lane and Prairie Crossing. The applicant approached staff requesting a 180 day (6 month) extension on a preliminary plat. The applicant is requesting an extension in order to complete road construction. The applicant stated that the University Boulevard project hampered the project. This preliminary plat was originally approved on September 14, 2021. This is the first extension that the applicant has asked for on this project. No changes are being requested to the approved preliminary plat. The subject property is already a part of an approved preliminary plat that is set to expire on September 14, 2023. Per City Ordinance §155.021, if a final plat is not filed for all or part of the land shown in the preliminary plat within two years upon approval, then all approvals become void. §155.027 offers the possibility of an extension or reinstatement procedure through a public meeting of the Planning Commission and to be heard by the City Council. This provides the Planning Commission to make a recommendation and City Council to decide on whether to extend or reinstate an existing plat. Staff does not have any issues with the extension.

Buddy Holder spoke in favor of this request.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None

4. New Business

There was no new business.

ADJOURNMENT

Motion made by Commission Member Horner and seconded by Commission Member Newsom to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: None