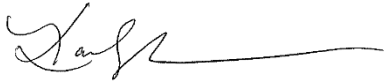


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 10:00 a.m. on the 29th day of September, 2023.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
October 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 5:31pm.

INVOCATION/FLAG SALUTE

Commission member Horner provided the invocation. Commission member Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Thomas Newsom
Planning Commissioner Clent Horner
Planning Commission Vice Chairman Shane Knight
Planning Commission Chairman Drew Jackson

Absent:

None

Commission member Kerr entered at 5:33 p.m.

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 5, 2023

Motion was made by Commission Member Horner and seconded by Commission Member Newsom to approve the Regular meeting Minutes of September 5, 2023.

Motion Passed with the following vote:

Ayes: Newsom, Horner, Knight, Jackson

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 PC2023-24, a Sketch Plat request for Goad Construction Inc & Dale Goad Construction Inc for property located near North 49th Avenue and Dale Goad Boulevard Lane.

Phillip Hightower reviewed with the Planning Commission members a request from Goad Construction Inc and Dale Goad Construction Inc, for a Sketch Plat of the property located near 49th Street and West Main Street. The applicant approached staff regarding the sketch plat of this property with the desire to use the existing structure as Industrial uses. The aforementioned property is approximately 9.01 acres and currently has a industrial use on the property. The area is made up of a mix of Residential, Commercial and Industrial Zoned properties. The subject property does not meet the ordinance guidelines. The aforementioned property is approximately 9.01 acres and currently has a industrial use on the property. The area is made up of a mix of Residential, Commercial and Industrial Zoned properties. The subject property does not meet the ordinance guidelines. Staff does not recommend approval of the sketch plat request. Staff's concerns regarding the sketch plat of this property is largely that the lot does not meet the ordinance guidelines. The current Future Land Use Map has this area as Industrial land uses; therefore, this sketch plat 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 sketch plat request. Staff does recommend approval of the sketch plat request. Staff's concerns regarding the sketch plat of this property is largely that the lot does not meet the ordinance guidelines.

Dale Goad spoke in favor of this sketch plat.

City Attorney Tom Marcum spoke on the approval of a sketch plat.

Brady Baskin spoke in favor of the sketch plat.

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, Knight, Jackson

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2023-27, a Revised Planned Unit Development Request for Cope Equities, for property located near Gerlach Drive and Carl Albert Drive.

Phillip Hightower reviewed with the Planning Commission members a request from Mark Cope, for a Revised Planned Unit Development for property located near the intersection of Gerlach Drive and Carl Albert Drive. The applicant approached staff regarding a request for a Revised Planned Unit Development (PUD) to place a mixed residential type development that will include townhomes and multi-family homes. The applicant would like to develop the property where the townhomes would be along Gerlach and the multi-family units would be further back to the South on the property. The concept plan shows the townhome development containing about seven buildings and the applicant stated there would be 36 units. The concept plan shows 5 multi-family buildings and the applicant stated there would be 144 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 22 acres and currently is a vacant lot. The surrounding area is made up of a mix of Residential, Agriculture and Industrial 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. 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. Staff does recommend approval of the above requests since it is in line with ordinances and requirements. 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.

Caleb Jones spoke regarding the townhomes being sold.

James Cruser spoke in regards to separating the townhomes from the apartment

complexes.

Motion was made by Commission Member Knight and seconded by Commission Member Newsom to approve the request as presented contingent upon getting the North and South thoroughfare with 60 ft. street right of way and do not allow reduced parking for the apartment complex.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- c. Discussion, Consideration and Possible Action on PC2023-28, a Rezone Request by 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 Convention of Oklahoma for a rezoning of the property located near Wilson Street and Montgomery Drive from A-1 Agriculture to the R-3 General Residential Multi Family. The applicant approached staff regarding the rezoning of this property with the desire to build a worship facility on the land. The aforementioned property is approximately 3.6 acres.. The area is made up of a mix of Residential and Commercial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested zoning type. The current Future Land Use Map has this area as mixed commercial/residential land uses; therefore, this rezoning request is in line with the Future Land Use Map. Staff recommends approval of the rezoning request, since it does meet the suggested conditions and requirements. 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 rezoning 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, Jackson

Nays: None

Abstain: Knight

- d. Discussion, Consideration and Possible Action on PC2023-28, a Conditional Use Permit 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 Convention of Oklahoma, for a Conditional Use Permit request to construct a worship facility / church on property located near Wilson Street and Montgomery Drive. The applicant approached staff regarding rezoning the property as well as gaining a Conditional Use Permit with the desire to build a worship facility on the site. For all new worship facilities / church construction, City Ordinance requires them to apply and obtain a Conditional Use Permit. The aforementioned property is approximately 1.32 acres. The area is made up of a mix of Residential and Commercial Zoned properties. The current Future Land Use Map has this area as mixed commercial/residential land uses. Staff recommends approval of the Conditional Use Permit, since it does meet the suggested conditions and requirements. 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 Conditional Use Permit request.

Shane Knight spoke in regards to getting the CUP.

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: Newsom, Kerr, Horner, Jackson

Nays: None

Abstain: Knight

- e. Discussion, Consideration and Possible Action on PC2023-29, a Final Plat Request For Midcontinental Real Estate for property located near Wilson Street and Larkspur Lane.

Phillip Hightower reviewed with the Planning Commission members a request from Midcontinental Real Estate, LLC for a Final Plat Request for property located near Wilson Street and Larkspur Lane. The applicant approached staff regarding the final plat of this property with the desire of building a residential development. The subject property is approximately a total of 20 acres total. The area is made up of mostly Single-Family Residential properties across the street. Staff has signed off supporting the approval of this plat. The current Future Land Use Map has this area as Low Density Residential uses; therefore, this final plat request is generally in line with the Future Land Use Map. Staff does recommend approval of the final plat request since it is in line with ordinances and requirements. The Streets Department states applicant will need to have sidewalks and streetlights. Currently this does not meet city ordinances. The Fire Marshal stated that there must be fire hydrants that are equipped with 4" storz as well as should greater than 1 acre be disturbed, the applicant/owner will need to obtain a Stormwater Permit through the Oklahoma Department of Environmental Quality and provide a copy to staff. 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 final plat request.

Merle Soltis spoke regarding the water run off and silt into neighboring yards.

Kinion Whittington spoke in regards to having the project finished and not being allowed to per the city.

Brady Baskin spoke regarding the neighbors and the effects of the project.

Tom Marcum, City Attorney spoke regarding the detention pond not being feasible for this project.

Brandon House spoke regarding the water run off and flooding of the street.

Motion was made by Commission Member Kerr and seconded by Commission Member Knight to deny the request as presented to be able to present to City Council.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

6. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None