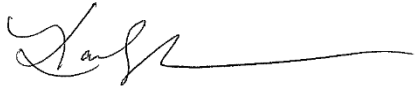


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 1:00 p.m. on the 3rd day of November, 2023.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
November 7, 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 5:31 p.m.

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation. Commission member Newson led the flag salute.

ROLL CALL

Present:

Planning Commissioner Whitney Kerr

Planning Commissioner Thomas Newsom

Planning Commission Chairman Drew Jackson

Absent:

Planning Commissioner Clent Horner

Planning Commission Vice Chairman Shane Knight

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.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, 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 PC2023-30, a Conditional Use Permit request from Tillman Infrastructure and AT&T for property located near Cemetery Road.

Discussion, Consideration and Possible Action on PC2023-30, a Conditional Use Permit request from Tillman Infrastructure and AT&T for property located near Cemetery Road.

Reed Aichollz reviewed with the Planning Commission members a request from Tillman Infrastructure and AT&T, for a Conditional Use Permit of the property located near Cemetery Road. Applicant approached staff regarding filing for a conditional use permit for a 145-foot-tall communication tower in A-1 zoning. City Ordinance requires them to apply and obtain a Conditional Use Permit. The subject property, owned by James R. & Ethel Morris, is approximately 4.56 acres in total, and a 75x75' area is planned to be leased by Tillman Infrastructure and AT&T for a communication tower. The applicant is planning to have a tower, a 4-foot lightning rod, and utility cabinets located in a 50x50' gated and fenced enclosure. The landowners/lessors own the parcels to the north and south as well. Should this be approved further review into water runoff, building plans and fire plans will be reviewed as well. The applicant will have to come back for a final plat should this be approved with public infrastructure. The site plan does indicate that the development will meet all required setbacks. Upon completion of the project, one servicing vehicle would maintain the facility. The listed easement, height, and setbacks meet both the City Ordinance and FAA requirements. 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 regarding this request. Staff would recommend approving this request. The current Land Use Map has this area as Agricultural A-1 surrounded by lower density residential.

Greg Farris spoke regarding the reason the tower is needed for citizens nearby.

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, Jackson

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2023-31, a Final Plat request by Tim Attaway for property located near Peppernut Lane and Redbud Lane.

Discussion, Consideration and Possible Action on PC2023-31, a Final Plat request by Tim Attaway for property located near Peppernut Lane and Redbud Lane.

Reed Aichollz reviewed with the Planning Commission members a request from Tim Attaway for a Final Plat for property located near Peppernut Lane and Redbud Lane. 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 14.5 acres total and is currently composed of 2 lots with single family residences and 2 vacant lots. The area is made up of mostly Single-Family Residential. Staff has signed off supporting the approval of this plat. Notifications have been made to the surrounding property owners and at the time of this report staff has received 0 letters of protest regarding this final plat request. 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. Staff recommends the approval of this plat contingent to proof of ownership or sale agreement that shows no opportunity for an orphaned parcel.

Chairman Jackson spoke regarding the background of this agenda 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: Newsom, Kerr, Jackson

Nays: None

Abstain: None

6. Executive Session

7. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Jackson

Nays: None

Abstain: None