

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 15th day of November, 2023 and that an agenda of said meeting was posted at the place of such meeting at 04:00 p.m. on the 29th day of December, 2023.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
January 2, 2024 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 5:35 PM

INVOCATION/FLAG SALUTE

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

ROLL CALL

Present:

Planning Commissioner Whitney Kerr
Planning Commissioner Clent Horner
Planning Commission Vice Chairman Shane Knight
Planning Commission Chairman Drew Jackson

Absent:

Planning Commissioner Thomas Newsom

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 for November 7, 2023 meeting minutes.

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

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Consideration and approval for Preliminary Plat request for Goad Construction Inc and Dale Goad Construction Inc.

Discussion, Consideration and Possible Action on PC2024-01, a request from Goad Construction Inc and Dale Goad Construction Inc, for a Preliminary Plat of the property located near 49th Street and West Main Street. Phillip Hightower reveled with the Planning Commission members a request from Goad Construction Inc and Dale Goad Construction Inc, for a Preliminary Plat of the property located near 49th Street and West Main Street. The applicant approached staff regarding the preliminary plat of this property with the desire to develop the property into multiple light industrial lots serviced by 1 cul de sac street. Secondary access would be by way of existing cell tower servicing easement in the back of the property for emergency purposes. The proposed cul-de-sac diameter is 96' instead of 100' but has been approved by the fire marshal. Fire hydrants serviced by rural water 2 are proposed to be 300 feet apart. The aforementioned property is approximately 9.01 acres and currently has an industrial use on the property. The area is made up of a mix of Residential, Commercial and Industrial Zoned properties. The current Future Land Use Map has this area as Industrial land uses; therefore, this preliminary plat request is in line with the Future Land Use Map. The current Future Land Use Map has this area as Industrial land uses; therefore, this preliminary plat request is in line with the Future Land Use Map.

Dale Goad spoke in favor of this request

Motion was made by Chairman Jackson and seconded by Commission Member Horner to approve the request contingent upon noted concerns that there is a 50 foot inside curb cul-de-sac requirement within the ordinance. There is also a requirement for a secondary easement or egress. The staff report stated does not meet guidelines. Street easements for industrial use are 80 feet.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

6. Executive Session

7. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None