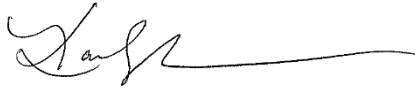


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 15th day of November, 2023 and that an agenda of said meeting was posted at the place of such meeting at 3:30 p.m. on the 4th day of March, 2024.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
March 5, 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 5:34 p.m.

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 of February 6, 2024 Meeting Minutes

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

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

b. Consider the Adoption of an Updated Sign Ordinance

Chairman Jackson made a motion to remove this item from the Consent Items and move it to the last item on the agenda. Motion was seconded by Vice Chairman Knight.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

Reed Aichholz reviewed with the Planning Commission members a draft of a new proposed sign ordinance. The intent of the new sign ordinance is to create more concrete definitions that are clear for our small businesses AND enforceable for our inspectors.

Planning Commission requested the item be tabled so additional edits and comments can be made.

Motion was made by Commission Member Horner and seconded by Vice Chairman Knight to table the request as presented.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Administration

4. Public Hearings

- a. PC2024-03 Consider Approval of Final Plat Request by Dale Construction Inc

for 49th and South of Railroad

Reed Aichholz reviewed with the Planning Commission members a request from Goad Construction Inc and Dale Goad Construction Inc, for a Final Plat of property located near 49th Street and West Main Street. Since preliminary approval, Mr. Goad has granted the City emergency service easement access. The proposed plat has several variances from code: 1) Commercial Easements are noted to be 80', but this plat shows 50'. 2) The Cul-de-sac has a 96' radius instead of 100' (approved by Fire Marshal). 3) There were several questions previously about fire hydrant locations and where rural water 2 needed them (300 feet apart). The current Land Use Map has this area as Light Industrial – I-1 surrounded by industrial. The future land use map shows the area to be mixed-use Commercial/Residential. Fire Marshal had comments regarding how future lots are brought on AND rural water, because currently, rural water is permitting 8 lots to have service.

Dale Goad spoke in favor of this request.

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

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. PC2024-06 Consider Approval of Rezone Request by Monica Uber for Property Located at 711 Blanchard.

Reed Aichholz reviewed with the Planning Commission members a request from Monica Uber for a rezone of the property located at 711 Blanchard from C-2 Highway Commercial and Commercial Recreation District to R-2 Two-Family Residential District. The applicant plans to build duplexes on the property. The property has single family residential (R-1) nearby and is surrounded by Highway Commercial (C2) property. The future land use does not show much if any change from current zoning. Although C-2, all properties to the east are residential in nature. The west adjacent property is a learning center which is complementary to zoning changes. One thing to take into consideration is how leadership views future use along 9th avenue. Any eminent domain would significantly influence this lot. Staff commented that the sewer capacity is not sufficient but could be extended from Stonebrook Circle.

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

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight

Nays: Jackson

Abstain: None

- c. PC2024-07 Consider Approval of Final Plat Request for Sunstar LLC for Property Located Near Larkspur Lane

Reed Aichholz reviewed with the Planning Commission members a request from Sunstar LLC for a Final Plat of property located near Larkspur Lane. The applicant approached staff for the approval of final plat after approval of the preliminary plat was approved with no issues in September 2023. The property has single family residential (R-1) nearby and is surrounded by low density single family residential. The future land use plan shows the continued change of all surrounding properties to low and medium density residential. Notifications have been made to the surrounding property owners and at the time of this report staff received one comment from a concerned neighbor regarding this rezoning request.

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

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- d. PC2024-08 Consider Approval of Rezone Request by Kain Smith for Property Located on Rodeo Road.

Reed Aichholz reviewed with the Planning Commission a request from Kain Smith for a rezoning of the property located near Rodeo Road from A-1 General Agriculture District to R-1 Single-Family Residential District. The applicant approached staff regarding the rezoning of this property with the desire to subdivide the parcel in the future. The property has single family residential (R-1) adjacent and is surrounded by agricultural properties. The future land use plan shows the continued change of all surrounding properties to low and medium density residential. Some comments from staff include: Limited water capacity in area and sewer on north east corner of property.

Kain Smith, the developer, spoke in favor of this request.

David Zadrozna spoke regarding this request.

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

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- e. PC2024-09 Consider Approval for 6 Month Extension for Rodeo Hills Phase II Located Near South 9th and Rodeo Rd.

Reed Aichholz reviewed with the Planning Commission a request from Sunstar LLC a request for a six-month extension on the Final Plat for Rodeo Hills Phase II located near South 9th and Rodeo Rd. The sunset date for their plat is March 12, 2024. Unfortunately, the company is in a legal dispute regarding the northern several acres of the development, and cannot move forward with their project.

Jay Mauck, the developer, spoke and stated that the Final Plat has been approved but has not been filed.

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

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

5. New Business

Reed Aichholz spoke regarding some grant funds and ordinance updates available from TSET which have a deadline of March 31, 2024 for application.

Planning Commission also requested that an agenda item be added to the next meeting regarding some special meeting dates previously requested.

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