

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 2:30 p.m. on the 3rd day of May 2024.

Melody Mealor

Melody Mealor, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
May 7, 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 5:37pm.

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation and 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. Consideration of Approval for 04/02/2024 Meeting Minutes

Tabled until they could be condensed or reworked.

- b. Consideration of Approval for Special Meeting Minutes on 04/18/2024

Tabled until they could be condensed or reworked.

2. Consider Items Removed from Consent

3. Information Items

4. Administration Items

- a. Discussion and Possible Action on Sign Code Edit

A motion was made by Board Member Shane Knight and seconded by Board Member Whitney Kerr to recommend approving the definitions for temporary and permanent sign codes with the following changes. The table of contents needs to be corrected. There are the wrong numbers for temporary signs; it needs to be 158.07. Permanent signs need to be 158.08. In the definitions, there is a place to put their section number to help with the ease of finding the correct section. Temporary and permanent signs were left blank. They needed to have the correct corresponding numbers added before being submitted to American Legal Publishing.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Discussion and Possible Action on District Regulation Chart Edits

A motion was made by Commission Member Shane Knight and seconded by Commission Member Drew Jackson to recommend approving the district regulation chart edits as follows: 156.035 There are 3 key edits.

- 1) The hyperlink needs to be removed, and the chart added for ease of use.
- 2) The title section was edited with the front building line changed to front property line.
- 3) Section F: Town homes need to be completely removed. For now, town homes can be built within the R3 zone code that is currently on file. Town homes may be revisited once we have a code writer and a plan in place.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

c. Discussion and Possible Action on Lot Code Edit

A motion was made by Commission Member Thomas Newsom and seconded by Commission Member Clint Horner to recommend approving the changes to the lot of city code 155.065 lots edited as follows: when situated around a cul-de-sac or abutting a curve with a radius of less than 50'. In all other scenarios, lots shall abut a street with frontage as described in 156.035 - District Regulations). The hyperlink doesn't need to be there either. The chart needs to be updated as soon as possible.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

5. Public Hearings

a. Consider and approve a Rezone Request from the City of Durant

A motion was made by Commission Member Shane Knight and seconded by Commission Member Thomas Newsom to recommend approving the rezone request for the City of Durant. This needs to be changed from R2 to C1 for the daycare that is purchasing the property. It is adjacent to residential areas on almost all sides. A commercial lot is one lot over. Daycare must have a solid fence of 6ft tall, as in the code, they might have to go to the board of adjustment if they are not going to put up the fence. A conditional use of permit for this owner and not future owner. We didn't receive any protests from any homeowners in the area.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- b. Consider and approve a Rezone and Re-plat Request from the Stachowski Family

A motion was made by Commission Member Clent Horner and seconded by Commission Member Thomas Newsom to recommend approving the rezone and re-plat 10 acres in a relatively agricultural area. The property is close to R1. The property was orphaned when it was split up. The property in the back was transferred to Vicky Stachowski. The front property line where Tim is located would change from a 35-foot property to a 70-foot property line to meet the code. Lot 2 on the Eastern Property line is shown to follow the creek.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- c. Consider and approve a Re-plat Request from Mr. Earthman and Mr. Dyer

A motion was made by Commission Member Clent Horner and seconded by Commission Member Shane Knight to recommend approving the request for re-plat for splitting these parcels into 4 plats. The property is 2.6 acres just north of Terra Bella. The plan is to split the property and build houses for the new owners. There is an electric easement that runs right down the middle. There is also a shared driveway in the middle as well. It was stated that if they were going to build more than one house a piece on the new lots, this isn't some shortcut. It would be more expensive in the long run.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

- d. Consider and approve a Rezone Request from Barbara Sellers

A motion was made by Commission Member Thomas Newsom and seconded by Commission Member Clent Horner to recommend approving the rezone for the property located on 3820 W. University. She wants to change from C1 to R1. She is trying to sell the house, and it will need to be changed in order for her to sell the house. The property surrounding her is R3. The staff should have taken the responsibility for having it changed to R3 instead of R1. They were not sure when it was changed to C1.

Barbara spoke about how she requested the rezone in February. She would consider

an R3 to get the house sold.

Mark M. spoke about supporting the staff for not changing to R1 and favor to change R3.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

e. Consider and approve a Rezone Request from HL Properties

A motion was made by Board Member Whitney Kerr and seconded by Board Member Clent Horner to recommend denying the rezone request for the property located on Foote or 18th. This section is 3 parcels to change the zone from R1 to R3. He would like to change it to affordable housing at a fair market rate. The staff would recommend R3. They are thinking of building either cottage houses or smaller homes. It was approved, then they would come back for a re-plat. It is usable as an R1. If they tried to build the front 2, then the back would not be usable. They would have to go through a significant re-plat. The alley ends in a water drainage. The alley could be used for the western lot. Something similar is to what is across the railroad tracks and Arkansas Street.

Public Comments

Donald Chambers: 1907 Main St. This property is directly south of this. Who maintains the alley? What is the difference between R1 and R3? With the R3 could they build apartments? The easement used to extend all to the 21st. I maintain the easement. He owns the front and back parts. He maintains the alley, so he can use his buildings. Could the future use land lock the alley or his property? Could they change the easement if they went onto the street? Would that widen the area? The easement has two drainage ditches. If it got changed, then it would need bridges for the drainage ditches. He can only access his property from 20th Street. The maintenance needs to be done to the alley behind the homes.

Linda Finer: 1825 W. Main The alley stops at the drainage ditch off at Foote St. She is totally against building out the property. It would decrease her property value.

Ms. Webb lives on main st as well. She is worried that it could be commercial. The future land use could be 50 to 100 years could be commercial land use. This would be a sideways step. The R3 would be more house and more population. What all can be built on the property if it changes to R3. It is the highest use and the loose of the code. Smaller lot with more dense housing. It has more possible uses of housing for the land.

Ms.Diner: the traffic on Main St. It is harder to get out of the main street. It will add more traffic to main street then is already happening.

Shelby: 1800 Main St. The alley isn't a true access. It could have apartments. The woods separate them from the railroad tracks. They aren't wanting to add a street behind their house or to add more traffic to main street.

Mark M. This is part of the comprehensive plan and which states to create more housing and more affordable housing. This could add both the items in one piece of property.

Kathy M. if we turn an alley into a street there wouldn't be enough space. Code states it has have 80 ft. of easement to be a street.

1821 W. Main Is worried that R3 residential could include mobile homes or apartments. It states in the code that mobile homes are not allowed in the city limits.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

6. New Business

June 13th for the next workshop. The board would like it moved up if possible.

ADJOURNMENT

A motion made by Commission Member Shane Knight and seconded by Commission Member Clent Horner to adjourn the meeting at 7:00pm.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None