

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 2024 and that an agenda of said meeting was posted at the place of such meeting at 3:00 p.m. on the 15th day of April 2024.

Melody Meador

Melody Meador, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
April 18, 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 5:31 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 Clint 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.

2. Consider Items Removed from Consent

3. Information Items.

4. Kathy Moore Presentation for Economic Development

Kathy Moore presented some code changes and how to proceed with them. Drew provided a list of bullet points to start with, while Shane suggested a broader perspective by designing areas with titles or districts. Shane believes this is a good starting point to improve and add to the current plan, keeping in mind the city's future development. The planning process is an evolving one that will require modifications, including a blanket that would limit city districts while allowing specific areas to have unique aspects.

We have adopted some of the new city code but need to add more. Our focus is on protecting the historical district while also improving the outside of the community. We must preserve the older homes and downtown facade. Code revision and replacement can fix many issues. Drew suggests having a plan to address multiple issues at once. Kathy prefers form-based code because it is visual and provides a clear understanding of what is needed. It contains more pictures than words, making it easier for developers to build. When selecting a consultant, it's important to review their work to find the best fit. If the timeline is too long, there is a free and customizable smart code or model ordinance that can be used for short-term fixes. Kathy suggests using this to help us progress without adding more concrete.

Kathy suggests that the city needs to consider implementing form-based code to guide its growth and development. However, she acknowledges that it may take time to fully adopt this approach and suggests starting with an overlay or special district to protect current and future areas. She notes that it may be possible to run the traditional code in parallel with form-based code, but this would require coordination among various stakeholders. Kathy also acknowledges that some areas may not require form-based code as they are already well-developed.

Introducing form-based code or model code to a new development is simpler than implementing it in existing neighborhoods or historic districts. The latter requires a lengthy process to preserve what already exists.

To make fixing the existing code easier, a form-based overlay could be implemented in certain areas first. This approach would not eliminate the existing code but rather only apply to new developments. Creating districts or areas would be a good starting point, with form-based code being more developer-friendly. This approach aligns with the 2030 way of thinking and hiring a consultant could be beneficial. Starting with one area instead of trying to fix everything at once would be more manageable. There are three ways to change the code: the transect way, building type applied to either building type or district, or by the street approach. Using a district-based approach would make the most sense based on the existing code.

The district-based approach seems like the best way to start fixing our zoning issues. We can use either model-based or form-based code to make changes based on our strategic or comprehensive plans. However, we need to decide tonight on whether to

stick with our current system, adopt form-based code, or choose a different approach altogether. It's best to have a joint meeting with city council, planning commission, and department heads to discuss the options. A workshop can also help lay out the plans and gather input. It's important to have a zoning code consultant to guide us and explain the different codes. Durant is growing rapidly at 16% and we need to act quickly. Durant and Bryan County have experienced significant growth over the past five years.

Drew suggested finding model code to adopt instead of rewriting everything. Whitney thinks it might be difficult to find and adapt the right examples. The planning commission needs to make recommendations to the council that align with their ideals. Kathy and Reed will work on setting up a workshop with the council, city manager, and departments, and will present form based code as an option for approval. The planning commission prefers a round table discussion with a presentation and agenda. The special meeting could be held in May or June.

5. Administration

- a. Presentation and Discussion of Subdivision Code & Past PC Code Ideas

Tabled

- b. Discussion of Sign Code Overhaul

Tabled

6. New Business

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None