

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 October 16, 2020 at 2:00 p.m. and that an agenda of said meeting was posted at the place of such meeting at 3:25 p.m. on the 27th day of October, 2020.

MINUTES OF THE SPECIAL MEETING OF DURANT CITY COUNCIL OF OCTOBER 29, 2020 AT 5:30 PM, DURANT CITY COUNCIL & PLANNING COMMISSION, Location: Roscoe J. Hatfield Council Chambers, 300 West Evergreen, Durant, OK

CALL TO ORDER

Mayor Grube called the meeting to order at 5:40 p.m.

INVOCATION/FLAG SALUTE

Assistant City Manager James Dalton provided the invocation. Council Member Mike Morris led the flag salute.

ROLL CALL

Present: Council Member Mike Morris	City Manager John Dean
Council Member Danny Sherrer	City Attorney Tom Marcum
Council Member Jerry Tomlinson	City Clerk Cynthia J. Price
Vice Mayor Steve Brittingham	
Mayor Oden Grube	

Absent: None (*denotes partial attendance)

Mayor Grube declared a quorum.

1. Discussion of the Durant 2040 Comprehensive Plan

No Action Taken

Community Development Director Danielle Barker addressed council and stated there have been some changes since the initial draft of the Durant 2040 Comprehensive Plan. Ms. Barker stated development within the city is beyond what was anticipated at the time of the initial draft. There have also been staff changes with a new Community Development Director and a new Economic Development Director. Ms. Barker recommended making agreed upon changes to the existing draft rather than entirely recreating the document. City Manager John Dean stated the existing draft is a good foundation. The estimated completion date for the land use map is late November. The remainder of the Durant 2040 Comprehensive Plan should be completed in early 2020. Ms. Barker would like the land use map and the Durant 2040 Comprehensive Plan to be adopted together.

Council Member Tomlinson stated the comprehensive plan should be flexible.

Ms. Barker stated the zoning and land use ordinances will be updated to reflect the comprehensive plan once approved and incorporate more classifications. City Attorney Tom Marcum stated the city needs more zoning classifications that are narrowly tailored.

Ms. Barker encouraged both the city council and the planning commission to let her know their concerns. City Attorney Marcum said the Comprehensive Plan is the most powerful tool the commission and the council will have.

2. Discussion of Regulations Concerning Manufactured Homes Within the City of Durant

No Action Taken

Community Development Director Danielle Barker led the discussion. Council Member Jerry Tomlinson and Council Member Steve Brittingham spoke in favor of removing the conditional use permit (CUP) as a vehicle for placing mobile homes. Planning Commission Board Member Drew Jackson stated he was interested in hearing from city council and the city manager as to what is desired. Council Member Jerry Tomlinson stressed the need to eliminate arbitrary decisions. Planning Commission Member Shane Knight asked for a consensus as to whether mobile homes should be allowed with a R-1, R-2, R-3 or relegated to R-4. City Attorney Tom Marcum said any significant effect on surrounding property values should be a consideration. City Attorney Marcum spoke in favor of a specific designation such as R4 in certain zoning. Council Member Tomlinson stated he had no issues with R-4. Discussion followed regarding adding a new zoning category R-5 specifically for mobile homes. An area would need to be designated for the new zoning category on the land use map. The area should be more on the periphery and could require a certain lot size.

3. Discussion of Sidewalk Improvement Regulations Within the City of Durant

No Action Taken

City Manager John Dean led the discussion. Council Member Danny Sherrer and Council Member Jerry Tomlinson spoke in favor of sidewalk improvement regulations. City Attorney Tom Marcum stated sidewalks are a public safety issue as well as aesthetics. The City of Durant already has a program in place in which the City will provide the labor for installation of the sidewalk if the property owner pays for the materials. There was a question of what happens when sidewalks degrade over time. City Manager Dean stated the property owner is responsible for maintaining the sidewalk.

4. Discussion of the Regulation of Property Lots and Improvements Within the City of Durant

No Action Taken

City Manager John Dean opened the discussion of whether every lot is buildable under the ordinances currently in place. Planning Commission Chairman Kevin Keener stated if a multi-family housing unit requires 6 or less

parking spaces, vehicles utilizing those spaces can back out on to the street. If a multi-family housing unit requires more than six spaces, a parking lot is required.

5. Consider Approval of Ordinance 1918 Amending the Code of Ordinances of the City of Durant by Adding a New Subchapter Pertaining to Revocable Permits; Establishing Regulations for a Revocable Permit and Setting a Permit Fee; and Declaring an Emergency
 - (A) Consideration of Section 1.
 - (B) Consideration of Section 2. (Emergency Clause)

Approved

Community Development Director Danielle Barker led the discussion and stated the revocable permit would allow use of a city sidewalk without granting an easement. Ms. Barker provided the example of a balcony with seating in front of a retail establishment. Administrative approval could be given for non-permanent items. The Planning Commission recommended approval.

Motion was made by Jerry Tomlinson and seconded by Danny Sherrer to approve Ordinance 1918, Section 1, amending the Code of Ordinances.....

Motion Passed with the following vote:

Ayes: Brittingham, Grube, Morris, Sherrer, Tomlinson

Motion was made by Jerry Tomlinson and seconded by Danny Sherrer to approve Ordinance 1918, Section 2, emergency clause.

Motion Passed with the following vote:

Ayes: Brittingham, Grube, Morris, Sherrer, Tomlinson

Adjournment

Motion was made by Steve Brittingham and seconded by Danny Sherrer to adjourn meeting.

Motion Passed with the following vote:

Ayes: Brittingham, Grube, Morris, Sherrer, Tomlinson