

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

REGIONAL PLANNING COMMISSION

6:00 PM

**Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

March 16, 2021

AGENDA

This meeting will include videoconferencing. Planning Commissioner Clint Horner will be appearing remotely using videoconferencing. Planning Commissioner Drew Jackson will be appearing remotely using videoconferencing. Planning Commissioner Shane Knight will be appearing in person. Planning Commissioner Whitney Kerr will be appearing remotely using videoconferencing. Chairman Kevin Keener will be appearing in person. Mayor Oden Grube will be appearing remotely using videoconferencing. Engineer Brandon Wall will be appearing using videoconferencing. County Commission Chairman Ron Boyer will be appearing remotely using videoconferencing. You may watch the Planning Commission meeting live at: www.durant.org/live.

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

- 1. CONSIDER APPROVAL OF MINUTES - REGULAR MEETING OF 1-19-21**
- 2. DISCUSSION OF STATE STATUTES AND AUTHORITY GIVEN TO THE REGIONAL PLANNING COMMISSION**
- 3. DISCUSSION AND POSSIBLE ACTION REGARDING THE THREE-MILE BUFFER ZONE MAPS**

4. New Business

ADJOURNMENT

CERTIFICATE

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 12th day of March, 2021 and that an agenda of said meeting was posted at the place of such meeting at 8:00 a.m. on the 12th day of March, 2021.

Audrey Hamilton, City of Durant

**Minutes of the Durant Regional Planning Commission Meeting of Tuesday,
January 19, 2021 Roscoe J. Hatfield, City Council Chambers, Durant City Hall**

CALL TO ORDER:

Planning Commission Chair Kevin Keener called the meeting to order at 6:27 p.m.

INVOCATION:

Drew Jackson

ROLL CALL:

Present: Mayor Oden Grube, Planning Commission Chairman Kevin Keener, Planning Commission Vice Chairman Drew Jackson, Planning Commissioner Shane Knight, Planning Commissioner Whitney Kerr, County Commission Chairman Ron Boyer (effective January 2021 replaced former Chairman Jay Perry)
Absent: Planning Commissioner Clent Horner, Engineer Brandon Wall

ORDER OF BUSINESS

1. **CONSIDER APPROVAL OF MINUTES - REGULAR MEETING OF 12-15-2020**
 - a. Discuss and consider approval of minutes for regular meeting of 12-15-2020

Motion was made by Commissioner Knight and seconded by Commissioner Keener to approve the minutes of December 15, 2020 as presented.

Motion carried by the following vote:

Aye: Mayor Oden Grube, Planning Commission Chairman Kevin Keener, Planning Commissioner Shane Knight

Nay:

Abstain:

NEW BUSINESS:

ADJOURMENT:

Motion was made by Commissioner Jackson and seconded by Commissioner Knight to adjourn meeting and move agenda items to next month.

Motion Passed with the following vote:

Ayes: Planning Commission Chairman Kevin Keener, Planning Commission Vice Chairman Drew Jackson, Planning Commissioner Shane Knight,

Nay:

Abstain: County Commission Chairman Ron Boyer

The meeting was adjourned at 6:31 p.m.

§11-46-101. Regional planning commissions - Appointment authorized - Members - Compensation.

Any municipality may appoint a regional planning commission. The members of the regional planning commission shall consist of the members of the municipal planning commission. The mayor, municipal engineer, chairman of the board of county commissioners, and county engineer shall be ex officio voting members of the commission but shall not be counted for purposes of a quorum. Members of the regional planning commission shall serve without pay.

Amended by Laws 1984, c. 126, § 80, eff. Nov. 1, 1984.

§11-46-102. Jurisdiction of regional planning commission.

The regional planning commission shall have jurisdiction over a regional district which shall be construed to mean any land outside the incorporated limits of any municipality whose any one boundary, at any point, shall be within a distance of three (3) miles from the incorporated limits of the municipality.

Laws 1977, c. 256, § 46-102, eff. July 1, 1978.

§11-46-103. Duties and powers of regional planning commission - Employees and expenses.

The regional planning commission shall prepare from time to time plans for the systematic development and betterment of the regional district for residence, manufacturing or business purposes. It may consider and investigate any subject matter tending to the development and betterment of such regional district and make recommendations as it may deem advisable concerning the adoption thereof to any department of the municipal or county government, and for any purpose make or cause to be made surveys, maps or plans. The commission shall have the power and authority to employ attorneys, engineers, clerks and a secretary, and to pay for their services, and to pay for such other expenses as the commission may lawfully incur, including the necessary disbursements incurred by its members in the performance of their duties as members of the commission. It shall be lawful for the board of county commissioners to appropriate money for the expenses of such regional planning commission.

Laws 1977, c. 256, § 46-103, eff. July 1, 1978.

§11-46-104. Public improvements and plats of land - Regional planning commission review - Rural land not served by municipal water and sewer facilities - Punishment for violation.

A. Before final action shall be taken by any municipal or county government or department thereof on the location and

design of any public buildings, statue, memorial, park, parkway, boulevard, playground, public grounds, or bridge, within such regional district, the question shall be submitted to the regional planning commission for investigation and report.

B. All plans, plats, or replats of land laid out in lots or blocks, and the streets, alleys, or other portions of the same intended to be dedicated to public or private use, within such regional district, shall first be submitted to the regional planning commission and approved by it before it shall be entitled to record in the office of the county clerk. It shall be unlawful to receive or record any such plat, plan or replat in any public office unless the same shall bear thereon, by endorsement or otherwise, the approval of the regional planning commission. The disapproval of any such plan, plat or replat by the regional planning commission shall be deemed a refusal of the proposed dedication shown thereon.

C. In any regional district which contains large areas of rural land not served by water and sewer facilities by any governmental entity, the use of private roadways in either platted or unplatted areas shall be recognized and authorized and building permits to property owners abutting upon the private roadways shall be issued without complying with standards as provided for dedicated streets under the following conditions:

1. The private roadway easement shall be at least fifty (50) feet in width;
2. The property abutting the private roadway shall contain not less than two (2) acres;
3. The property shall be more than one-fourth (1/4) mile from sewer and water facilities furnished by the governmental entity;
4. The private roadway shall not be dedicated to the public but reserved for future dedication and, until such future dedication, be the private roadway of the abutting property owners;
5. The private roadway shall be maintained by the owners of the property within the subdivision;
6. No municipality or county shall have responsibility for the maintenance and repair of the private roadway;
7. If the property is platted, there shall be emblemized on the face of the plat, clearly conspicuous, a notice that the streets and drives have not been dedicated to the public, and that the streets shall be maintained by the private property owners within the subdivision, but that the streets shall always be open to police, fire, and other official vehicles of all state, federal, county and municipal agencies;
8. Every deed shall clearly acknowledge that the roadway is

private and not maintained by any municipality or county;

9. Prior to the sale of any parcel in the subdivision, a conspicuous sign shall be posted at the entrance to the subdivision: "Private roadway not maintained by _____ (the municipality or county)." At any time after use of such private roadway is recognized and authorized pursuant to law, a petition of at least sixty percent (60%) of the owners, in area, to improve and dedicate the street shall bind all of the owners thereby to permanently improve the street or roadway in compliance with the applicable requirements of the municipality or county. All other ordinances and planning commission regulations pursuant to the provisions of this article relating to subdivisions not in conflict herewith shall be applicable in such cases. The provisions of any ordinance, planning commission regulation or statute relating to subdivisions which are in conflict with this section are hereby superseded; and

10. The planning commission may require the developer of such property to reserve appropriate utility easements for water, sewer and any other utility installations as may be required for present and future development.

D. Any person, partnership or corporation violating any of the provisions of Sections 46-101 through 46-104 of this title, upon conviction thereof, shall be fined not less than Two Hundred Dollars (\$200.00) nor more than One Thousand Dollars (\$1,000.00), or imprisoned in the county jail for a term not less than thirty (30) days, nor more than six (6) months, or may be subjected to both such fine and imprisonment.

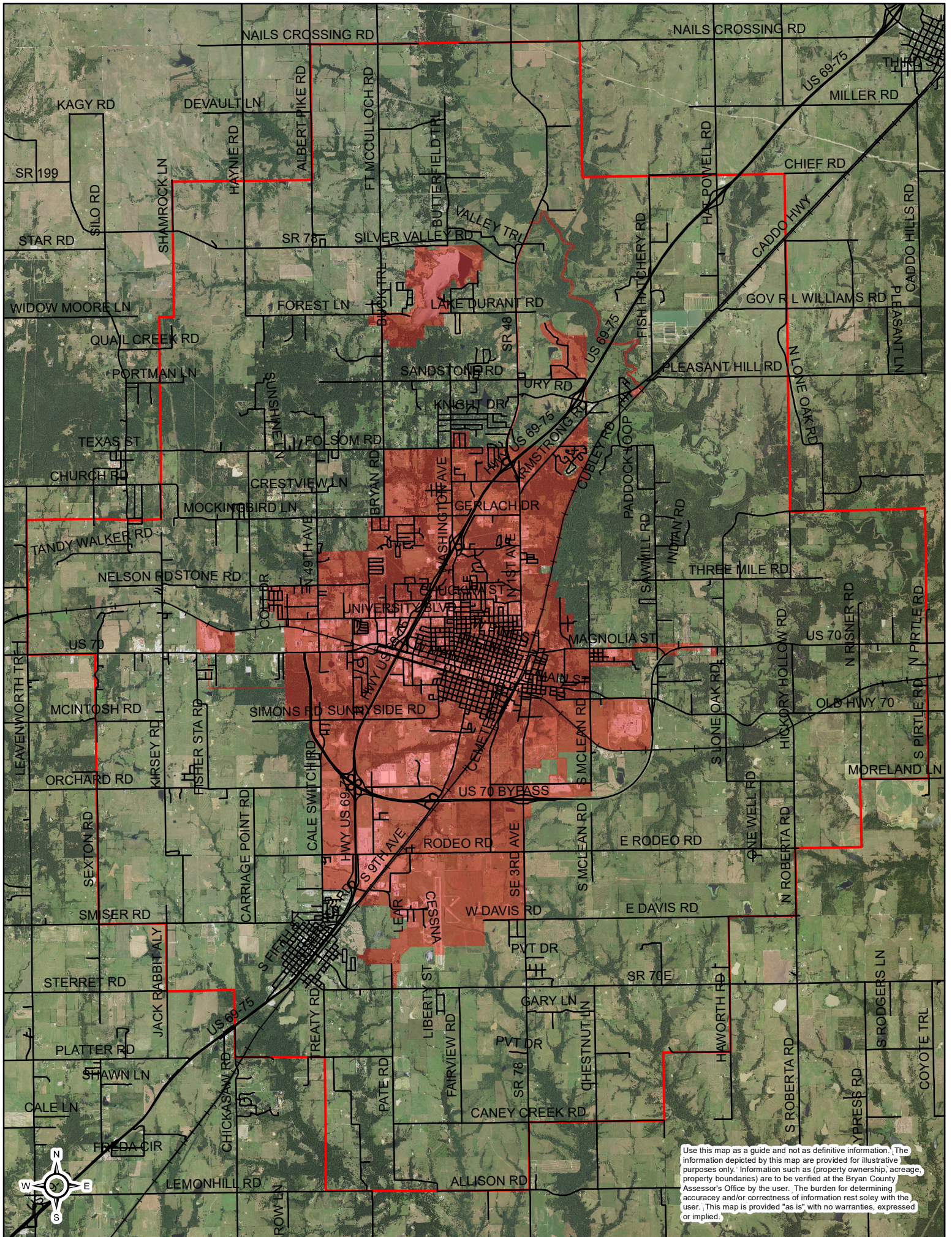
Added by Laws 1977, c. 256, § 46-104, eff. July 1, 1978.

Amended by Laws 1978, c. 126, § 2, eff. July 1, 1978.

§11-46-105. Suit to challenge action, decision, ruling or order of regional planning commission - Timing.

Any suit to challenge any action, decision, ruling or order of the regional planning commission under the provisions of this article shall be filed with the district court within thirty (30) days from the action, decision, ruling or order.

Added by Laws 2004, c. 314, § 4, eff. Nov. 1, 2004.



Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. Information such as (property ownership, acreage, property boundaries) are to be verified at the Bryan County Assessor's Office by the user. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.