

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  
AGENDA**

**April 20, 2021**

### **CALL TO ORDER**

### **INVOCATION/FLAG SALUTE**

### **ROLL CALL**

### **ORDER OF BUSINESS**

#### **1. Consent Agenda**

- a. CONSIDER APPROVAL OF MINUTES FOR REGULAR MEETING OF 3-16-21
- b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON 2021 CALENDAR

### **ADMINISTRATION**

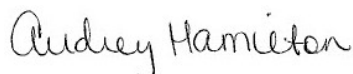
1. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON REGIONAL PLANNING COMMISSION ORDINANCE

### **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 Nth day of MONTH, YEAR and that an agenda of said meeting was posted at the place of such meeting at HH:MM a.m. on the 16th day of April, 2021.



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Audrey Hamilton, City of Durant

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*

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Audrey Hamilton, City of Durant

**MINUTES OF THE MEETING OF REGIONAL PLANNING COMMISSION  
March 16, 2021 AT 6:00 PM, Roscoe J. Hatfield  
Council Chambers,  
300 West Evergreen,  
Durant, Oklahoma**

**CALL TO ORDER**

Planning Commission Chair Kevin Keener called the meeting to order at 6:16 p.m.

**INVOCATION/FLAG SALUTE**

Commission Member Jackson provided the invocation. Commission Member Knight led the flag salute.

**ROLL CALL**

Present:

Planning Commission Chairman Kevin Keener  
Planning Commission Vice Chairman Drew Jackson  
Planning Commissioner Shane Knight  
County Commission Chairman Ron Boyer

Absent:

Mayor Oden Grube  
Planning Commissioner Clent Horner  
Planning Commissioner Whitney Kerr  
Engineer Brandon Wall

**ORDER OF BUSINESS**

**1. CONSIDER APPROVAL OF MINUTES - REGULAR MEETING OF 1-19-21**

Motion was made by Commission Member Knight and seconded by Commission Member Jackson to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight

Nays: None

Abstain: None

**2. DISCUSSION OF STATE STATUTES AND AUTHORITY GIVEN TO THE REGIONAL PLANNING COMMISSION**

Public Works Director Marty Cook addressed the Commission and stated the purpose of this meeting was to discuss state statutes and general authority given to the Regional Planning Commission.

**3. DISCUSSION AND POSSIBLE ACTION REGARDING THE THREE-MILE BUFFER ZONE MAPS**

Public Works Director Marty Cook addressed the Commission and stated the purpose of this meeting was to discuss the three-mile buffer zone maps.

City Manager John Dean addressed the Commission and further stated that staff is currently working with a third party company to develop the maps.

**4. New Business**

There was no new business.

**ADJOURNMENT**

Motion made by Commission Member Jackson and seconded by Commission Member Knight to adjourn.



# THE CITY OF DURANT

## Office of Community Development

Date: 4/15/2021  
To: Regional Planning Commission  
From: Danielle O'Neal, Community Development Director  
Re: 2021 Calendar for the Regional Planning Commission

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Recently, the Planning Commission meetings were changed to the fourth (4<sup>th</sup>) Tuesday of each month, and there is conversation about the possibility of moving this date to the first (1<sup>st</sup>) Tuesday of each month. The reason behind the change for the Planning Commission is to lessen the time for applicants to be able to wait for final approval from City Council.

This Commission originally wanted to have their meetings directly after the Planning Commission meetings; therefore, staff wanted to give this commission the opportunity to have that discussion again as to if they still wanted to have their meetings directly after the Planning Commission.



# THE CITY OF DURANT

## Office of Community Development

Date: 4/15/2021  
To: Regional Planning Commission  
From: Danielle O'Neal, Community Development Director  
Re: RPC Ordinance

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For the upcoming meeting we will revisit an ordinance draft created for this Commission. This ordinance matches state statutes. This ordinance would be what guides and directs the Regional Planning Commission. Staff did make a couple of comments within the document that can be discussed during the meeting. These comments include discussion of what would be considered a large areas of rural land, adding public roadway easements and adding any information regarding public utilities and/or rural water districts.

## **Regional Planning Commission Ordinances**

### **Section 1-1. Regional Planning Commission Created.**

1. There is hereby created a Regional Planning Commission of the City of Durant, Oklahoma, as authorized in title 11, Sections 46-101 through 46-105, Oklahoma Statute 1978, et. req.
2. Said commission shall be composed of five members of the Durant Planning Commission. The Mayor and municipal engineer of the City of Durant, Chairman of the Board of County Commissioners of Bryan County, Oklahoma, and the County Engineer shall be ex-officio voting members of the Regional Planning Commission but shall not be counted for purpose of a quorum. Members of the Regional Planning Commission shall serve without pay.
3. The qualifications, appointment and removal and terms, rules and regulations of the City of Durant Regional Planning commission shall be the same as those established for the City of Durant Planning Commission.

### **Section 1-2. Jurisdiction**

In addition to the jurisdiction of the City of Durant Planning Commission, the Regional Planning Commission shall have jurisdiction over a regional district which shall be construed to mean any land outside the incorporated city limits of the City of Durant, Oklahoma, within an area whose any one boundary, at any point, shall be a distance of three (3) miles from the incorporated limits of the City of Durant.

### **Section 1-3. Duties and Powers**

1. The City of Durant Regional Planning Commission shall prepare from time to time plans for the systematic development and betterment of the regional district for residence, business, manufacturing, or general industrial 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 any department of the City or County Government.
2. The City of Durant Regional Planning Commission shall have the power to review and make recommendations, in accordance with its adopted regulations.
3. Before final action shall be taken by the City 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.
4. All plans, plats, 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 Durant 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 Durant Regional Planning Commission. The disapproval of any such plan, plat or replat by the Durant Regional Planning Commission shall be deemed a refusal of the proposed dedication shown thereon.

5. For large areas of rural land not served by water and sewer facilities by any governmental entities, the use of private roadways in either platted or unplatted area 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:

**Commented [DB1]:** What constitutes large areas? Great than 5 acres, 10 acres, 20+ acres??  
What would be the desire to make this a set number?

a. The private roadway easement shall be at least fifty (50) feet in width;

**Commented [DB2]:** Would there be the desire to add in here about requirements for public streets?

b. The property abutting the private roadway shall contain not less than two (2) acres;

c. The property shall be more than one-fourth (1/4) mile from sewer and water facilities furnished by the City of Durant;

**Commented [DB3]:** Include Rural Water Districts?

d. 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;

e. The owners of the property within the subdivision shall maintain the private roadway. The City of Durant nor the County shall have responsibility for maintenance and repair of the private roadway;

f. If the property is platted, there shall be emblazoned 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 streets shall always be open to police, fire, and other official vehicles of all state, federal, county and municipal agencies;

g. Every deed shall clearly acknowledge that the roadway is private and not maintained by any municipality or county;

h. Prior to the sale of any parcel in the subdivision, a conspicuous sign shall be posted at the entrance of the subdivision: "Private roadway not maintained by the City of Durant or Bryan County";

i. At any time after use of such private roadway is recognized and authorized pursuant 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 City of Durant or the County. All other ordinances and Regional Planning Commission regulations pursuant to the provisions of this article relating to subdivisions not in conflict herewith shall be applicable in such cases;

j. The Regional 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.

**Section 1-1 through 1-8. (Reserved for future use.)**