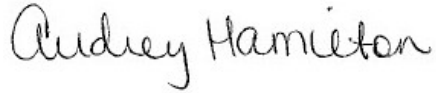


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 17th day of March, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 23rd day of April, 2021.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
April 27, 2021 AT 5:30 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 5:33 p.m.

INVOCATION/FLAG SALUTE

Pastor Williams provided the invocation. Commission Member Knight led the flag salute.

ROLL CALL

Present:

Planning Commission Chairman Kevin Keener

Planning Commissioner Clint Horner (appeared at 5:38 p.m. after official roll call)

Planning Commissioner Shane Knight

Planning Commissioner Whitney Kerr

Absent:

Planning Commission Vice Chairman Drew Jackson

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. CONSIDER APPROVAL OF REGULAR MEETING MINUTES of March 16, 2021

Motion was made by Commission Member Kerr and seconded by Commission Member Knight to approve the March 16th and March 31st minutes.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

- b. CONSIDER APPROVAL OF SPECIAL MEETING MINUTES of March 31, 2021
- c. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON AMENDING THE 2021 CALENDAR

Danielle O'Neal reviewed with the Planning Commission members a request to possibly amend the 2021 Calendar for Planning Commission meetings. Staff has had further discussion regarding the meeting dates and the length of time that it takes to go through the public hearing process. The applicant currently has a minimum 25-day period of time before they are able to come before the Planning Commission. Twenty (20) days is mandated by state statutes and the remaining five (5) is there to give staff time to put together the letters, newspaper information, maps, etc. The applicant currently waits an additional fourteen (14) days in between the Planning Commission and City Council meeting dates. Staff would like to have consideration of moving the date of the Planning Commission meeting to one week before the City Council meeting. This would make the Planning Commission date the first Tuesday of each month.

Motion was made by Commission Member Knight and seconded by Commission Member Horner to move the Planning Commission regular meeting date to the first Tuesday of the month beginning with the June meeting.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

2. Administration

- a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-14 a request of an extension of the preliminary plat located near Washington and Mockingbird.

Danielle O'Neal reviewed with the Planning Commission members a request from Raquel Schmitz for an extension of the preliminary plat located near Washington Ave and Mockingbird Lane. The original preliminary plat was approved on April 16, 2018 and they received a 12-month extension last year. The applicant is requesting a 12-month extension. No changes are being requested to the approved preliminary plat.

Eric Schmitz spoke in support.

Motion was made by Commission Member Knight and seconded by Commission Member Horner to approve the request as presented.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-15
Amending Chapter 156 Regarding platting approvals

Danielle O'Neal reviewed with the Planning Commission members a request to amend Chapter 156 of the Durant Code of Ordinances regarding platting approvals. Staff has been reviewing and working to fix any errors or major issues within our current code of ordinances over the past few months. During this time, staff discovered that currently Chapter 156 is not fully in compliance with state statutes for how plats are approved. After discussion with the City Manager and City Attorney, it was decided to move forward with amending Chapter 156 so that the approval authority can be changed to reflect state statutes. No public notifications are required.

Motion was made by Commission Member Kerr and seconded by Commission Member Knight to table the item until the City Attorney has time to review and bring back for the June meeting.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

3. Public Hearings

a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-08 a
Rezoning request from A-1, General Agriculture to R-2 Two-Family Residential
and a Preliminary Plat for property located near Cemetery Road and Rodeo
Road

Danielle O'Neal reviewed with the Planning Commission members a rezoning request from A-1, General Agriculture to R-2, Two-Family Residential and Preliminary Plat Request for property located near Rodeo Road and Cemetery Road. The subject property is approximately 5 acres in total, and the current preliminary plat shows

approximately 8 half acre lots. The applicant is planning to have duplex style homes built on each lot. Each lot will have an aerobic septic system and will be permitted through Oklahoma Department of Environmental Quality. City waters runs along Rodeo Road and the applicant shows a water line to go into the development. Water runoff is expected to run along the East side of the property and will be engineered by a licensed engineer. The Fire Marshal has stated that they will need to add one new fire hydrant inside the development. Once they have an engineered plan for a water line and for runoff, staff will ensure the City Engineer reviews and approves those plans. The current Land Use Map has this area as Agricultural; therefore, this request is generally not in compliance with the Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change. No letters or comments have been received by staff at this point in time.

Brad Aycock, Representative of applicant, spoke in support.

Dustin Wolf spoke in support.

Sandra Levins spoke in opposition.

Motion was made by Commission Member Knight and seconded by Commission Member Kerr to deny the request as presented.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

- b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-10 a Rezoning request from R-3, General Residential to C-2 Highway Commercial and Commercial Recreation District for property located at 211 S 1st. Street

Danielle O'Neal reviewed with the Planning Commission members a rezoning request from R-3, General Residential to C-2, Highway Commercial and Commercial Recreation for property located at 211 S. 1st Avenue. The applicants want to convert a condemned dwelling into an operating commercial facility. The subject property is approximately 3,600 square feet and currently has a house on the lot. The area is made up of a mixture of Commercial Zoned, Industrial Zoned and Residential Zoned properties. The subject property does not meet the requirements for lot area that is required within the requested zoning type. It should also be noted that the lot does not meet the lot size requirements for the current zoning district either. The current Land Use Map has this area as general commercial land uses; therefore, this rezoning request is in compliance with the Comprehensive Plan. No letters or comments have been received by staff at this point in time.

Charles Maxey, Applicant, spoke in support.

Motion was made by Commission Member Knight and seconded by Commission Member Horner to deny the request as presented.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

- c. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-11 Rezoning request from R-3 General Residential to C-3 General Commercial for property located at 106 SE 3rd Avenue

Danielle O'Neal reviewed with the Planning Commission members a rezoning request from R-3, General Residential to C-3, General Commercial for property located at 106 SE 3rd Street. The applicants want to place a dispensary on the lot where there is currently a gas station. The subject property is approximately 16,240 square feet and currently has a gas station on the lot. The area is made up of a mixture of Commercial Zoned and Residential Zoned properties. The subject property does meet the requirements for lot area that is required within the requested zoning type. It should also be noted that the current use of this property is not in compliance with current zoning ordinances. The current Land Use Map appears to have this area as high density residential land uses; therefore, this rezoning request is not in compliance with the current Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change. Staff has received one email opposing this request at this point in time.

Pastor Anthony G. Williams spoke in opposition.

Cathy Lucas spoke in opposition.

Beulah Boffman spoke in opposition.

Wanda Cummings spoke in opposition.

Motion was made by Commission Member Horner and seconded by Commission Member Kerr to deny the request as presented.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

- d. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-12
Rezoning request from A-1 General Agriculture to I-1 Light Industrial for
property located near Hillcrest Avenue and McLean Drive

Danielle O'Neal reviewed with the Planning Commission members a rezoning request from A-1, Agriculture to I-1, Light Industrial for property located near Hillcrest and McClean. The applicants want to rezone this property for potential future industrial uses on the lot. The subject property is approximately 20 acres and currently is a vacant lot. The area is made up of a mixture of Industrial Zoned and Residential Zoned properties. The subject property does meet the requirements for lot area that is required within the requested zoning type. The current Land Use Map appears to have this area as low density residential land uses; therefore, this rezoning request is not in compliance with the current Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change. No letters or comments have been received by staff at this point in time.

Lisa Taylor, Durant Industrial Authority Director, spoke in support.

Cathy Lucas spoke in opposition.

Wanda Cummings spoke in opposition.

John Last Name (inaudible) spoke in opposition.

Beulah Boffman spoke in opposition.

Dwight Vanderbien spoke in opposition.

Zim Spencer spoke in opposition.

Motion was made by Commission Member Horner and seconded by Commission Member Knight to approve the request as presented.

Motion Passed with the following vote:

Ayes: Horner, Knight, Kerr

Nays: Keener

Abstain: None

- e. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-01,
the 2040 Comprehensive Plan and Future Land Use Map

Danielle O'Neal reviewed with the Planning Commission members an update to the Comprehensive Plan and the Future Land Use Map for the City of Durant. Staff has made several changes including creating an action item table rather than having the

action items within the document itself. There were other changes made within the Comprehensive Plan to give clarification, added in some items that would further help support the effort of Blue Zones. Staff was also able to complete a Future Land Use Map that includes a 3-mile buffer around city limits. Staff created a future land use map that incorporates mixed use, expands the CBD District and introduces mixed residential. The commercial area that was near the Sports Complex was changed to match the area and is now recreation. This recreation area could be anything as it pertains to recreation.

Motion was made by Commission Member Knight and seconded by Commission Member Horner to approve the request as presented.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

4. New Business

There was no 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: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None