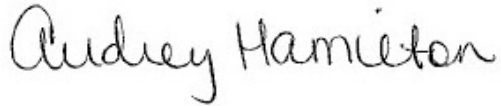


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 28th day of April, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 28th day of May, 2021.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
June 1, 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 5:36 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
Planning Commissioner Whitney Kerr

Absent:

Planning Commissioner Clent Horner

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 April 27, 2021**

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

- a. DISCUSSION of PC2021-15 Amending Chapter 156 Regarding subdivision regulations

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. No public notifications are required. Since the last Planning Commission meeting there has been discussion about further amendments that could be included within this update.

Commission Chairman Keener called for no action to be taken on the item at this time.

5. Public Hearings

- a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-13 a Rezoning request from the dual zoning of A-1, General Agriculture District and R-1, Single-Family Residential District to R-3 General Residential District for property located at 901 Wilson Street

Danielle O'Neal reviewed with the Planning Commission members a rezoning request from A-1, General Agriculture and R-1, Single-Family Residential to R-3, General Residential for property located at 901 Wilson Street. The applicant approached staff regarding the rezoning of the property for potential residential development. The subject property is approximately 8.5 acres and currently has a house on the lot. The area is made up of a mixture of Residential Zoned and Agriculture Zone 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 Comprehensive Plan. However, it should be noted that we are currently working on an updated Comprehensive Plan and Future Land Use Map. Notifications have been made to the surrounding property owners and at the time of this report staff has received several emails and letters in opposition of this rezoning request.

Don Losawyer, applicant, spoke in support.

Don Dillingham, representative of applicant, spoke in support.

Wayne Barker spoke regarding drainage.

Paul Buntz spoke in opposition.

Jerry Wages spoke in opposition.

Baker Ray spoke in opposition.

Georgia Ann Gibson spoke in opposition.

Steve Morris, representative of applicant, spoke in support.

Janie Umsted spoke in opposition.

Dana Haggard spoke in opposition.

Motion was made by Commission Member Jackson and seconded by Commission Member Knight to take no action on the item.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight

Nays: None

Abstain: Kerr

Motion was made by Commission Member Knight and seconded by Commission Member Kerr to recess meeting at 6:35 p.m.

Motion Passed with the following vote:

Ayes: Keener, Knight, Kerr

Nays: None

Abstain: None

Motion was made by Commission Member Jackson and seconded by Commission Member Knight to reconvene meeting at 6:46 p.m.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-16 a Preliminary Plat request for property near Wilson Street and Larkspur Lane

Danielle O'Neal reviewed with the Planning Commission members a request from Midcontinental Real Estate, LLC for a Preliminary Plat request located near Wilson Street and Larkspur Lane. The subject property is approximately 20 acres in total, and the current preliminary plat shows approximately 51 lots with 50 of them buildable. Each lot is approximately 100 feet by 120 feet. There is a lot that will be used for detention purposes only and there is also an area that runs along the entire west side of the development that will be used for water run-off. The applicant stated they are planning to have single-family style homes built on each lot with their own driveways. Rural water runs along Wilson and there is a sewer line that runs along Wilson as well as on the West side of the property. The current Land Use Map has this area as Low Density Residential; therefore, this request is generally in compliance with the Comprehensive Plan. It should be noted that the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change. Notifications have been made to the surrounding property owners and at the time of this report staff has received several letters/emails and phone calls protesting the request and asking questions. Staff did receive a phone call in support of the request.

Ken Whittington, property owner, spoke in support.

Brady Baskin spoke in opposition.

Merle Soltis spoke in opposition.

John Livingston spoke in opposition.

Amie Judd spoke in opposition.

Ed McCurry spoke in opposition.

Motion was made by Commission Member Jackson and seconded by Commission Member Kerr to approve the request contingent upon the plat being used according to R-1 standards.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None

6. New Business

There was no new business.

Commission Chairman Keener suggested changing the meeting start times of the Municipal Planning Commission and Regional Planning Commission. Danielle O'Neal stated the item would be placed on the next agenda for discussion and consideration.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Knight, Kerr

Nays: None

Abstain: None