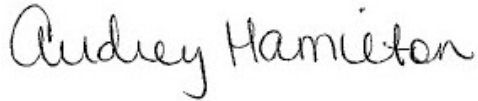


This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 28th day of April, 2021 and that an agenda of said meeting was posted at the place of such meeting at 11:30 a.m. on the 1st day of July, 2021.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
July 6, 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

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 Clent Horner
Planning Commissioner Shane Knight
Planning Commissioner Whitney Kerr

Absent:

None

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 June 1, 2021
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, Horner, Knight, Kerr

Nays: None

Abstain: None

b. 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. At the last meeting the Planning Commissioners requested there to be an item on the July agenda to discuss switching meeting start times with the Regional Planning Commission. The thought behind the request was so that there wouldn't be an interruption during the public hearing section of the Planning Commission. Currently the Municipal Planning Commission starts at 5:30 pm and the Regional Planning Commission starts at 6:00 pm. Should this switch be approved it would move the Municipal Planning Commission to 6:00 pm and the Regional Planning Commission to 5:30 pm.

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Administration

a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION 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. Since the last Planning Commission meeting there has been discussion about further amendments as it pertains to requiring sidewalks and street lights.

City Attorney, Tom Marcum, spoke regarding legalities of the Ordinance.

Motion was made by Commission Member Jackson and seconded by Commission Member Horner to table the item.

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

4. Public Hearings

a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON PC2021-17 a Preliminary Plat request for property near Larkspur Lane and Prairie Crossing Danielle O'Neal reviewed with the Planning Commission members a request from Sunstar, LLC, for a Preliminary Plat Request for property located near Larkspur Lane and Prairie Crossing. The current warranty deed that is on file does not show Sunstar, LLC as the property owners and there is no legal power of attorney on file allowing Sunstar to apply for the preliminary plat. Therefore, no action can be taken in this case. Once the applicant either has a warranty deed showing they are the owners or the application is completed by the property owner, then they will be able to go back through the process.

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

b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON PC2021-18 a Rezoning request from I-1, Light Industrial District to C-3, General Commercial District for property located at 308 Katy Avenue. Danielle O'Neal reviewed with the Planning Commission members a Rezoning request from I-1, Light Industrial District to C-3, General Commercial District for property located at 308 Katy Avenue. The applicant approached staff regarding the rezoning of the property for potential future commercial development. The subject property is approximately 15,000 square feet (0.34 acre) and currently has a vacant building on the lot. The area is made up of a mixture of Industrial Zoned and Commercial 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 general commercial land uses; therefore, this rezoning request is in compliance with the Comprehensive Plan. 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 not received any calls or emails regarding this rezoning request.

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Keener, Jackson, Horner, Knight, Kerr

Nays: None

Abstain: None