

AGENDA SUMMARY- PLANNING COMMISSION MEETING
Piedmont Civic Center
314 Edmond Road Northwest
Monday, Monday January 6 2020 at 6:30 PM

MEMBERS PRESENT: Chairman Richard Felton, Commissioner Bryan Seale, Commissioner Craig Eidson, and Commissioner Robin Hopkins.

ABSENT: Commissioner Jeff Rycroft

STAFF PRESENT: Community Development Director Kayla Cornett, City Secretary Arielle Garcia, and Attorney Michael Segler.

1. **CALL TO ORDER-** Chairman Richard Felton called the meeting to order at 6:30pm
2. **ROLL CALL-** City Secretary Arielle Garcia called roll and a quorum was present.

Commissioner Jeff Rycroft enters at 6:32pm.

3. **APPOINTMENTS-** Appoint Richard Felton as Chair, Jeff Rycroft as Vice Chair, and Bryan Seale as Secretary for Planning Commission.
4. **CONSENT AGENDA-** All items on the consent agenda are non-controversial and may be approved by one motion for items.

a. Approval of Minutes for the Planning Commission meeting held November 4, 2019.

Commissioner Jeff Rycroft made a motion to approve the consent agenda. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

AYE: Chairman Richard Felton, Commissioner Craig Eidson, Commissioner Jeff Rycroft, Commissioner Bryan Seale, and Commissioner Robin Hopkins.

NAY: None

5. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA

None

6. HEARING OF CITIZENS- Topics to include those items *not listed in the agenda*.

None

7. BUSINESS ITEMS

a. Discussion, consideration, and possible action on revised Piedmont Drainage Manual.

Community Development Director Kayla Cornett addressed the board

- The current manual that we go by was created many years ago
- It has been reviewed by Jason Brinley and Garver
- City manager Jason Orr would like for you to review then be sent to council

Chairman Richard Felton addressed the board

- We need to revise the manual
- Would Garver make any alterations

Commissioner Jeff Rycroft addressed the board

- Garver should be here

Engineer Jeff Chavez addressed the board

- It is mainly to retain water from running off
- It is a straight across the board procedure

Commissioner Bryan Seale addressed the board

- We want to prevent from it flooding

b. Conduct a Public Hearing to consider a formal rezoning application, requested by Ronald Lodes, by requesting a rezoning from the established Agricultural (A-1) Zoning District to Residential Zoning District RE (Rural Residential District) at the following described property: (Also known as Tract 7 in Redland Hills):

Lot Seven (7). Of Block One (1), in Redland Hills to Piedmont, Canadian County, Oklahoma according to the recorded plat thereof.

Community Development Director Kayla Cornett addressed the board

- They want to build on the property and reform it from A1 to RE
- All surrounding property is agriculture
- Correct, most properties has houses
- Yes it will eventually be cleaned up

Commissioner Bryan Seale addressed the board

- Are the surrounding lots the same
- Most of the properties have houses
- Will this area need to be cleaned up

Chairman Richard Felton made a motion to approve item B. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

AYE:

Chairman Richard Felton, Commissioner Craig Eidson,
Commissioner Jeff Rycroft, Commissioner Bryan Seale, and
Commissioner Robin Hopkins.

NAY: None

- c. Discussion, consideration, and possible action on a formal rezoning application, requested by Ronald Lodes, by requesting a rezoning from the established Agricultural (A-1) Zoning District to Residential Zoning District RE (Rural Residential District) at the following described property: (Also known as Tract 7 in Redland Hills):**

See above for full legal description.

Commissioner Bryan Seale made a motion to approve item C. Motion was **seconded** by Chairman Richard Felton.

The Vote was:

AYE: Chairman Richard Felton, Commissioner Craig Eidson, Commissioner Jeff Rycroft, Commissioner Bryan Seale, and Commissioner Robin Hopkins.

NAY: None

- d. Discussion, consideration, and possible action on Final Plat of Autumn Chase Town Central Phase II.**

Community Development Director Kayla Cornett addressed the board

- This is the final plot on Phase II
- Garver approved the roads

Commissioner Bryan Seale addressed the board

- I wasn't pleased with the asphalt but it was corrected.

Commissioner Bryan Seale made a motion to approve item D. Motion was **seconded** by Commissioner Jeff Rycroft.

The Vote was:

AYE: Chairman Richard Felton, Commissioner Craig Eidson, Commissioner Jeff Rycroft, Commissioner Bryan Seale, and Commissioner Robin Hopkins.

NAY: None

- e. Discussion, consideration, and possible action on revisions to the Lot Split Ordinance in the Subdivision Regulations.**

Chairman Richard Felton addressed the board

- Is this the model we want to follow
 - This is a sub division divided into 3
- I would like a sample put together from Mustang into an ordinance
 - All comments can be sent to Community Development Director Kayla Cornett
 - We will table and get a plan for Attorney Michael Segler

Attorney Michael Segler addressed the board

- It is unusual to have properties on 3 acre and others 5 acre
- More time would be necessary to adjustment any needed corrections for this ordinance

Commissioner Robin Hopkins addressed the board

- There are not many 3 acre properties
- I would like this tabled to look into further

Commissioner Jeff Rycroft made a motion to approve item E. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

AYE: Chairman Richard Felton, Commissioner Craig Eidson, Commissioner Jeff Rycroft, Commissioner Bryan Seale, and Commissioner Robin Hopkins.

NAY: None

f. Discussion and possible action on Mother-In-Law Suites on properties.

Chairman Richard Felton addressed the board

- This comes as a request from the Chamber Members
- There needs to be some requirements to building Mother-In-Law Suites
 - Most people convert barns into living headquarters, which are already detached from the house
 - We currently do not allow these Mother-In-Law Suites unless they are RE or D1
- We want to prevent people from building these living spaces to rent out to others
 - How will we regulate that
 - There can only be 1 address
- Would it be a rare situation or something done often
 - Special Event Permit
 - Does it apply to all residential
- Can you put together Special Event Permit/ Ordinance for this
- Can permit be revoked

Community Development Director Kayla Cornett addressed the board

- For it to be a 2 family home it has to be RD1
 - Most people want it to be detached from home

Commissioner Robin Hopkins addressed the board

- Where are these requested most

- Many HOA do not allow a Mother-in-Law Suites

Commissioner Jeff Rycroft addressed the board

- We currently do not allow these living headquarters
- Is our goal to govern these living conditions

Commissioner Bryan Seale addressed the board

- Many residents in this city already have Mother-In-Law Suites and we are unaware of it
 - We need to regulate these living conditions and make correct
- We would like to have some of these in our town
 - Making sure they are done right and correctly will take a lot of work

Attorney Michael Segler addressed the board

- They will need Special Event Permit to have a Mother-In-Law Suite
 - You can regulate with mortgage and inspectors
 - Permits will all be temporary and need renewed yearly
- Most are in backyard with a small side walk connect
- Special use is granted by the city
- As long as they are in compliance they automatically get approved
- Occupants has to be in 3rd degree relation

Chairman Richard Felton made a motion to approve item B. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

AYE: Chairman Richard Felton, Commissioner Craig Eidson, Commissioner Jeff Rycroft, Commissioner Bryan Seale, and Commissioner Robin Hopkins.

NAY: None

8. NEW BUSINESS

- “New Business,” as used herein shall mean any matter not known about or which could not have been reasonable foreseen prior to the time of posting. (25 O.S. 311 a9)**

9. ADMINISTRATION REPORT- (Oral) City Manager, Engineer, Community Development, and Attorney.

None

10. COMMISSIONER’S COMMENTS- (Oral)

None

11. ADJOURN- Commissioner Craig Eidson adjourned the meeting at 7:06pm.

All regular meetings of the City Council of Piedmont for the 2019, calendar year, were set on December

**15, 2018. This agenda was posted at the Piedmont Civic Center – Front door, as of November 29, 2019.
The above Agenda was posted on the City of Piedmont Website as of November 29, 2019, at 5:00pm.**

Posted by the City Clerk _____