

AGENDA SUMMARY- PLANNING COMMISSION MEETING
George Fina Building 314 Edmond Rd Northwest
Monday, February 6th, 2023, 6:00pm

MEMBERS PRESENT:

Chairman Steve Bottkol, Vice Chairman Patrick Scott,
Commissioner Jeremiah Bryant, Commissioner Kyle Cornman,
and Commissioner Jennifer Ochoa

ABSENT:

NONE

STAFF PRESENT:

Community Development Director Julie Steele, City
Manager Josh Williams, City Attorney Daniel
McClure, and City Secretary Morgan Clark

1. **CALL TO ORDER-** Chairman Steve Bottkol called the meeting to order at 6:04pm
2. **ROLL CALL-** City Secretary Morgan Clark called roll and a quorum was present.
3. **CONSENT AGENDA-** All items on the consent agenda are non-controversial and may be approved by one motion for items.

A. Approval of Regular Meeting Minutes on January 9th, 2023.

Vice Chairman Patrick made a motion to approve all items on the consent agenda. Commissioner Jennifer Ochoa seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman, and Commissioner Jennifer Ochoa

NAY: NONE

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

Mitch Burney approached the board concerning the easement right-of-way in Rolling Meadows. He asked for it to be moved back to where it was due to the concern of his property line.

5. BUSINESS ITEMS:

MOTION TO OPEN PUBLIC HEARING

Commissioner Jeremiah Bryant made a motion to open public hearing. Commissioner Jennifer Ochoa seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman, and Commissioner Jennifer Ochoa

NAY: NONE

- A. Discussion, consideration, and possible action on the administrative rezoning of a part of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Twenty-Nine (29), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian Canadian County, Oklahoma described as follows: Commencing at the Southeast Corner of said SE/4 SE/4; Thence S 89° 32' 36" W along the South line of said SE/4 a distance of 478.04 feet to the point or place of beginning; Thence continuing S 89° 32' 36" W along said South line a distance of 107.91 feet; Thence N 00° 05' 32" E a distance of 365.07 feet; thence N 89° 54' 28" W a distant of 237.90 feet; thence N 00° 05' 32" E a distance of 952.44 feet to the North line of said SE/4 SE/4; Thence S 89° 30' 51" E along said North line a distance of 474.21 feet; thence S 00° 01' 02" W a distance of 957.22 feet; thence N 89° 54' 28" W a distance of 130.00 feet; Thence S 00° 01' 02" E a distance of 364.03 feet to the point or place of beginning. (¼ of a mile West of Piedmont Road on the North side of Edmond Road) from C-2 (General Commercial) to a PUD (Planned Unit Development) AKA Haven Phase II.

Adam Burke approached the podium to discuss the design statement. Daniel McClure, City attorney, asked a few legal questions for clarification. Community Development Director, Julie Steele, stated we had most of everything submitted for the application. We are just needing to figure out the right of way and setback before we proceed. Mr. McClure stated that we cannot vote due to not having everything that the community development department needs to continue such as:

- 26-foot drive lanes
- 60-foot right-of-way
- Exposed metal on the wall finishes; excluding decorative purposes
- Access points; must have 2 access points
- Parking regulations; 1 parking space per 300 square feet. The proposed parking is 1 parking spot per 231 square feet.
- Monument signs; must have 300 feet so no room for the two proposed signs.
- Roads: 26 feet paved for Fire Apparatus
- 5-foot setback for commercial building

MOTION TO CLOSE PUBLIC HEARING

Vice Chairman Patrick Scott made a motion to close public hearing. Commissioner Kyle Cornman seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman and Commissioner Jennifer Ochoa

NAY: NONE

A2. Discussion, consideration, and possible action on the administrative rezoning of a part of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Twenty-Nine (29), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian Canadian County, Oklahoma described as follows: Commencing at the Southeast Corner of said SE/4 SE/4; Thence S 89° 32' 36" W along the South line of said SE/4 a distance of 478.04 feet to the point or place of beginning; Thence continuing S 89° 32' 36" W along said South line a distance of 107.91 feet; Thence N 00° 05' 32" E a distance of 365.07 feet; thence N 89° 54' 28" W a distant of 237.90 feet; thence N 00° 05' 32" E a distance of 952.44 feet to the North line of said SE/4 SE/4; Thence S 89° 30' 51" E along said North line a distance of 474.21 feet; thence S 00° 01' 02" W a distance of 957.22 feet; thence N 89° 54' 28" W a distance of 130.00 feet; Thence S 00° 01' 02" E a distance of 364.03 feet to the point or place of beginning. (¼ of a mile West of Piedmont Road on the North side of Edmond Road) from C-2 (General Commercial) to a PUD (Planned Unit Development) AKA Haven Phase II.

Vice Chairman Patrick Scott mentioned the investment for road improvement on 178th. Mr. Burke stated that an impact fee or paying per foot was mentioned.

City Manager, Josh Williams, stated that we would need an agreement as a part of the planning process before we proceed.

Chairman Steve Bottkol made a motion to work all final details and put into the final plan and bring it back to planning as soon as possible. Vice Chairman Patrick Scott seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman, and Commissioner Jennifer Ochoa

NAY: NONE

MOTION TO OPEN PUBLIC HEARING

Vice Chairman Patrick Scott made a motion to open public hearing. Commissioner Kyle Cornman seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman, and Commissioner Jennifer Ochoa

NAY: NONE

B. Discussion, consideration, and possible action on the special use permit at 2425 Richland Road NW, Piedmont, OK 73078 to build an ADU (Accessory Dwelling Unit) at the following property: A tract, piece or parcel of land in the NE/4 of Section 26, Township 14 North, Range 6 West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Beginning at the Southeast comer of said NE/4, Thence S 89° 51' 45" W, along the south line of said NE/4, a distance of 1084.21 feet, Thence N 00° 11' 33" W a distance of 401.95 feet, Thence N 89° 51' 45" E a distance of 1083.25 feet to a point on the east line of said NE/4, Thence S 00° 19' 46" E, along the east line of said NE/4 a distance of 401.95 feet to the point or place of beginning. (NW Corner of Richland Road and Arrowhead Road/ 192nd)

Mr. Mark Ready approached the podium to explain that this dwelling unit is going to be used for his wife's elderly parents. They are wanting them closer to be able to take care of them.

MOTION TO CLOSE PUBLIC HEARING

Commissioner Jeremiah Bryant made a motion to close public hearing. Commissioner Kyle Cornman seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman, and Commissioner Jennifer Ochoa

NAY: NONE

B2. Discussion, consideration, and possible action on the special use permit at 2425 Richland Road NW, Piedmont, OK 73078 to build an ADU (Accessory Dwelling Unit) at the following property: A tract, piece or parcel of land in the NE/4 of Section 26, Township 14 North, Range 6 West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Beginning at the Southeast comer of said NE/4, Thence S 89° 51' 45" W, along the south line of said NE/4, a distance of 1084.21 feet, Thence N 00° 11' 33" W a distance of 401.95 feet, Thence N 89° 51' 45" E a distance of 1083.25 feet to a point on the east line of said NE/4, Thence S 00° 19' 46" E, along the east line of said NE/4 a distance of 401.95 feet to the point or place of beginning. (NW Corner of Richland Road and Arrowhead Road/ 192nd)

Chairman Steve Bottkol made a motion to approve this application with the condition that it will not be used as an income property. Commissioner Kyle Cornman seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman, and Commissioner Jennifer Ochoa

NAY: NONE

MOTION TO OPEN PUBLIC HEARING

Vice Chairman Patrick Scott made a motion to open public hearing. Commissioner Jennifer Ochoa seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman, and Commissioner Jennifer Ochoa

NAY: NONE

C. Discussion, consideration, and possible action on the special use permit at 517 Apache Road NE, Piedmont, OK 73078 to build an ADU (Accessory Dwelling Unit) at the following property: Southwest Quarter (SW/4) of Section Sixteen (16), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Beginning 1565.39' E of Southwest Corner (SW/C), then N 838.32' E 264.79'. (½ a mile to the East of Piedmont Road on the North side of Apache/ 206th)

Mr. Kyle Griffith approached the podium and stated that this dwelling unit will be used for his grandparents so he can take care of them. He also amended his application to make sure that the ADU is 1500 square feet.

MOTION TO CLOSE PUBLIC HEARING

Commissioner Jennifer Ochoa made a motion to close public hearing. Commissioner Jeremiah Bryant seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman, and Commissioner Jennifer Ochoa

NAY: NONE

C2. Discussion, consideration, and possible action on the special use permit at 517 Apache Road NE, Piedmont, OK 73078 to build an ADU (Accessory Dwelling Unit) at the following property: Southwest Quarter (SW/4) of Section Sixteen (16), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Beginning 1565.39' E of Southwest Corner (SW/C), then N 838.32' E 264.79'. (½ a mile to the East of Piedmont Road on the North side of Apache/ 206th)

Chairman Steve Botkoll made a motion to approve this application with the condition that it will not be used as an income property. Vice Chairman Patrick Scott seconded this motion.

VOTE WAS:

AYE: Chairman Steve Bottkol, Vice Chairman Patrick Scott, Commissioner Jeremiah Bryant, Commissioner Kyle Cornman, and Commissioner Jennifer Ochoa

NAY: NONE

6. 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)

None

7. ADMINISTRATION REPORT

None

8. COMMISSIONER’S COMMENTS

None

9. ADJOURN- Chairman Steve Bottkol adjourned the meeting at 6:56pm

Chairman Steve Bottkol

City Secretary, Morgan Clark