

**MINUTES – PLANNING COMMISSION MEETING**  
**George Fina Building 314 Edmond Rd Northwest**  
**Monday, March 7th 2022, 6:00pm**

**MEMBERS PRESENT:**

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

**ABSENT:**

None

**STAFF PRESENT:**

Community Development  
Director Scott Garnand, and City  
Secretary Arielle Garcia

1. **CALL TO ORDER-** Chairman Steve Bottkol called the meeting to order at 6:00pm
2. **SWEARING IN OF JEREMIAH BRYANT**
3. **ROLL CALL-** City Secretary Arielle Garcia called roll and a quorum was present
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 February 7th 2022.**

Commissioner Kyle Cornman made a motion to approve item a of the consent agenda. Motion was seconded by Vice Chair Patrick Scott.

**VOTE WAS:**

**AYE:**

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

**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.**

John Brown addressed the commission

I am here to speak on the PUD. Charter says you cannot have any 12 homes on a single acre. This development will have 12 residents per acre. We would violate the charter approving this. The comp plan does not call for this development. The general census says they do not want to apartments. There will be more than the 200 taps given to the Simpsons used for this development. How will this effect the people in the area who has water currently? The sewer loses money every year. This development will tap into the sewer. The road would need to be done. The road is currently gravel in majority parts.

Mark Simpson addressed the commission

Mr. Brown was on the council when they allowed Boevers to tap into the water lines. Why put a line in if we don't want people to use the sewer? As for the road, I have faith the city and developer will take care of it.

## **7. BUSINESS ITEMS:**

- a. **Discussion, consideration and possible action on a Residential PUD Application submitted by Premium Land LLC requesting a rezoning from the established A-1 Zoning District to Zoning District PUD – including, but not limited to variances from the Code of Ordinances - Tract 1 approx. 11 acres RS-3 (single family CODE: 7,500 sq. ft. 25% coverage, PROPOSED 7,200 sq. ft. 40% coverage), Tract 2 approx. 14 acres RD-1 (two family CODE: 10,000 sq. ft. 35% PROPOSED: 7,600 sq. ft. 50% COVERAGE) and Tract 3 approx. 54 acres RM-1 (multi-family residential CODE: 10,000 sq. ft. 45% coverage PROPOSED: 2,050 sq. ft. 60% coverage) at the following described property: (500 ft East of Piedmont Road on the North Side of 150<sup>th</sup>): A tract of land situated in the Southwest Quarter (SW/4) of Section four (4), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Piedmont, Canadian County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said SW/4; thence S89°34'41" E along the South line of said SE/4 a distance of 500.00 feet to the POINT OF BEGINNING; thence N00°11'2" E a distance of 1396.29 feet; thence S89°50'03" E a distance of 1780.00 feet; thence S00°11'02" W a distance of 1971.24 feet to a point on the South line of said SW/4; thence N89°34'41" W along said South line a distance of 1780.02 feet to the POINT OF BEGINNING. Said tract contains 3,501,729 Sq Ft or 80.39 Acres, more or less. (Cottonwood Meadows)**

Chairman Steve Bottkol addressed the commission

The front yard is 15ft, at minimum it would need to be 18ft for multiple cars. We have different requirements for a commercial and residential zoning. You have provided plans to meet standard of the residential but those do not meet the requirements for commercial. Has there been a traffic study done?

Mr. Kendal, the developer, addressed the commission

We can provide more verbiage in the PUD on what materials will be used in commercial vs the residential area. We have not done a traffic study as it was not required. We will do one as soon as possible. This development would be phased out. We will build one section at a time.

### **b. Discussion of the March 2020 Piedmont Zoning Code section 5-10.**

Commissioner Jeremiah Bryant made a motion to recommend the City Council approve contingent on density research and changes to item setbacks. Motion seconded by Commissioner Kyle Cornman.

**VOTE WAS:**

**AYE:**

Chairman Steve Bottkol, Commissioner Kyle

Cornman, Vice Chair Patrick Scott,  
Commissioner Jeramiah Bryant and  
Commissioner Jennifer Ochoa  
None

**NAY:**

**NEW BUSINESS**

**a. “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

**8. ADMINISTRATION REPORT**

Community Development Director Scott Garnand addressed the commission  
We will have a special meeting on March 21<sup>st</sup>.

**9. COMMISSIONER’S COMMENTS**

Chairman Steve Bottkol addressed the commission

We are experiencing growing pains. We are here to do thing right. Our job is to make sure things are right and ready to go to the City Council.

**10. ADJOURN-** Chairman Steve Bottkol adjourned the meeting at 7:05pm

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**Chairman Steve Bottkol**

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**City Secretary Arielle Garcia**