

AGENDA SUMMARY- PLANNING COMMISSION MEETING

**Piedmont Civic Center
314 Edmond Road Northwest
Monday, April 1, 2019 at 6:30 PM**

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

ABSENT: Commissioner Jeff Rycroft

STAFF PRESENT: Community Development Supervisor Kayla Cornett and City Attorney Mike Segler.

1. CALL TO ORDER- Chairman Richard Felton called the meeting to order at 6:30pm.
2. ROLL CALL- Community Development Supervisor Kayla Cornett 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 Minutes for the Planning Commission meeting held January 7, 2019. **(PAGE 8-14)**

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

The Vote was:

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

NAY: None

4. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA

None

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

None

6. BUSINESS ITEMS

- a. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY PHIL BOEVERS, BY REQUESTING A VARIANCE FROM THE ESTABLISHED AGRICULTURE (A1) ZONING DISTRICT TO ZONING DISTRICT RE-2 (RURAL RESIDENTIAL SINGLE-FAMILY RESIDENTIAL) FOR SHENANDOAH RIDGE PHASE I AT THE FOLLOWING DESCRIBED PROPERTY (Also known as the SW corner of Edmond and Morgan Rd): **(PAGE 15-20)**

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE

INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE S00°17'50" E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) (BASIC OF BEARING), A DISTANCE OF 747.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°17'50' E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1219.14 FEET; THENCE S 89°42'00" W A DISTANCE OF 250.67 FEET; THENCE S 64°15'11" W A DISTANCE OF 66.45 FEET; THENCE S 64°15'38" W A DISTANCE OF 130.84 FEET; THENCE N 85°57'35" W A DISTANCE OF 113.58 FEET; THENCE N 82°12'29" W A DISTANCE OF 113.75 FEET; THENCE N 78°27'12" W A DISTANCE OF 113.74 FEET; THENCE N 74°56'44" W A DISTANCE OF 113.74 FEET; THENCE N 70°56'44" W A DISTANCE OF 113.69 FEET; THENCE N 67°11'34" W A DISTANCE OF 113.71 FEET; THENCE N 63°26'22" W A DISTANCE OF 113.70 FEET; THENCE N 59°41'12" W A DISTANCE OF 113.69 FEET; THENCE N 55°56'03" W A DISTANCE OF 113.68 FEET; THENCE N 52° 10'49" W A DISTANCE OF 113.77 FEET; THENCE N 47°06'39" W A DISTANCE OF 139.89 FEET; THENCE N 43°16'36" W A DISTANCE OF 179.63 FEET; THENCE N 38°37'05" W A DISTANCE OF 84.51 FEET; THENCE N 53°02'31" E A DISTANCE OF 519.91 FEET; THENCE N 05°02'28" W A DISTANCE OF 230.92 FEET; THENCE S 89°20'39" W A DISTANCE OF 147.17 FEET; THENCE N 00°17'50" W A DISTANCE OF 747.38 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE N 89°20'39" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 475.00 FEET; THENCE S 00°17'50" E A DISTANCE OF 747.38 FEET; THENCE N 89°20'39" E A DISTANCE OF 1033.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 2081297.52 SQUARE FEET, 47.780 ACRES, MORE OR LESS

Community Development Supervisor Kayla Cornett addressed the board

- previous portion at bottoms was already rezoned RE2
- this portion on top wasn't included in the rezoning

Chairman Richard Felton addressed the board

- this is discussing strictly zoning and how it pertains to density in the 2030 Comp Plan
- the next one will be preliminary plat and that would be where we are talking about infrastructure

Commissioner Bryan Seale made a motion to open the public hearing at 6:33pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

Jason Willis addressed the board

- taking 2 lots at the top from tract 4 to rezone
- what are the plans for the pond

Kyle Wagner addressed the board
-concerned about road placement
-as house is right next to road and privacy

Katherine Truong addressed the board
-own lot 1 and concerned on zoning
-don't know what is going on and want more detail

Commissioner Craig Eidson made a motion to close the public hearing at 6:37pm. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

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

NAY: None

- b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY PHIL BOEVERS, BY REQUESTING A VARIANCE FROM THE ESTABLISHED AGRICULTURE (A1) ZONING DISTRICT TO ZONING DISTRICT RE-2 (RURAL RESIDENTIAL SINGLE-FAMILY RESIDENTIAL) FOR SHENANDOAH RIDGE PHASE I AT THE FOLLOWING DESCRIBED PROPERTY (Also known as the SW corner of Edmond and Morgan Rd): (PAGE 15-20)**

See above for full legal description.

Chairman Richard Felton addressed the board
-when was bottom half rezoned RE2
-does this conform to 2030 Comp Plan
-want details on privacy screening on East side of the road
-is temporary cul-de-sac is an option
-table item for water and road specs

Commissioner Robin Hopkins addressed the board
-is each lot 5 acres

Commissioner Craig Eidson addressed the board
-wants to confirm this fits in the 2030 comp plan

Community Development Supervisor Kayla Cornett addressed the board
-rezoned awhile back except for the two lots
-we have a 5-acre tract, common area and RE2 lots
-this conforms with 2030 Comp Plan

Commissioner Craig Eidson made a motion to approve item b. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

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

NAY:

None

- c. CONDUCT A PUBLIC HEARING TO CONSIDER A PROPOSED PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR SHENANDOAH RIDGE PHASE I AT THE FOLLOWING DESCRIBED PROPERTY (Also known as the SW corner of Edmond and Morgan Rd): **(PAGE 21-25)**

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT HAVING AN AREA OF 2081297.52 SQUARE FEET, 47.780 ACRES, MORE OR LESS

Chairman Richard Felton addressed the board

- to clarify if we approve item or not it will still go to City Council with our recommendation
- give us an update on checklist and any issues you have

Community Development Supervisor Kayla Cornett addressed the board

- staff looked at our preliminary plat checklist
 - sent any issues back to developer
 - all of Garver's stuff has been approved
 - fire had questions on hydrants and adequate water pressure as well as access of only 1 road
 - my understanding this neighborhood will have phases and another road in a different phase
 - they will put in a gravel road in back for fire

- wont meet cul-de-sac requirements for community development
- my suggestion if we don't want to require them to finish road now require them when they hit 30 permits
- in communication with Garver on water supply for the hydrants and Fire won't sign off until he has their approval

Chairman Richard Felton addressed the board
-we have items pending response from developer

Commissioner Bryan Seale made a motion to open the public hearing at 6:45pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

Citizen addressed the board
-zoning is for what lots

Chairman Richard Felton addressed the board
-this is only for the two lots on Edmond Road

Commissioner Bryan Seale made a motion to close the public hearing at 6:46pm. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

d. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A PROPOSED PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR SHENANDOAH RIDGE PHASE I AT THE FOLLOWING DESCRIBED PROPERTY: (PAGE 21-25)

See above for full legal description.

Korie Peacock addressed the board

- phase 1 which has 50 ½ acre lots
- no sewer in this neighborhood
 - aerobic systems
- we are running a 10in water line to supply development
 - others could later tie onto it
- SE corner in phase 2 we will have a 2nd access road
 - spoke with Fire about temporary access
 - must meet IFC codes and hold a fire truck
- did submit hydraulic analysis that I thought had been approved
- Edmond Road entrance will have guard rails due to creek

- will have landscaping and site screening
- the second entrance is about 300 feet of gravel road off of Morgan
- could discuss with developer maybe to just go ahead and build it out

Commissioner Robin Hopkins addressed the board

- there will be no sewer in the development
- what is the minimum square footage of the homes
- this larger plat that is at the top and to the right is it apart of the zoning
- feel like we should go ahead and approve as what we are waiting on is minor

Commissioner Bryan Seale addressed the board

- you will bring a water line to the development
- fire hydrant is flowing 712 currently
- I would rather wait until we get everything back and then approve

Chairman Richard Felton addressed the board

- what is the intent for screening near Edmond Road
- bring back information on site screening to community development when it goes to Council
- in regards to access we had a similar situation where you poured a temporary cul-de-sac
 - could this be an option for this development
- waiting on water verification
- need a second access before you reach 30 homes per IFC
- hesitant to pass with a list of items pending
- Garver has to figure out how the water will affect the surrounding area after these homes are put in

Warren Peacock addressed the board

- we have a fairly large common area near front that can be landscaped and have site screening
- location of road is due to damn of the pond
- we can get with developer to get a rendering on landscaping
- temporary cul-de-sac was used during phase 1 Towne Central
- 1/2 acre to 1 acre lots
- square footage will be similar to what Phil builds so probably 2,000 to 2,500 square feet

Commissioner Craig Eidson addressed the board

- what size are the tracts again
- I would rather wait until we get everything back and approved

Community Development Supervisor Kayla Cornett addressed the board

- brought larger plans if you want to look at them
- waiting on water verification and input on road
 - if you are wanting to require temporary access, we can add it to the recommendation
 - not sure cul-de-sac will work as Fire needs access to it
- recommendation to pass and everything sent in checklist must be addressed
 - don't know status of fire hydrant

Commissioner Robin Hopkins made a motion to approve item d.

Chairman Richard Felton did not hear a second.

- with it being a water issue and due to water issues in past I would like to wait as well
- continue to next meeting pending water study
- in mean time would like to get something from developer on site screening and intent of secondary access after the 29th permit is issued

City Attorney Mike Segler addressed the board

-you will want a motion to table this item until the next meeting

Commissioner Bryan Seale made a motion table item d until the next meeting. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

AYE: Commissioner Craig Eidson, Commissioner Bryan Seale, and Chairman Richard Felton

NAY: None

SUSTAIN: Commissioner Robin Hopkins

- e. CONDUCT A PUBLIC HEARING TO CONSIDER A PROPOSED PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR MAGNOLIA MEADOWS PHASE II AT THE FOLLOWING DESCRIBED PROPERTY (Also known as the NW corner of Morgan and 164th): **(PAGE 26-28)**

A tract of land in the West half (W/2) of the Southeast Quarter (SE/4) of Section THIRTY-FIVE (35), Township FOURTEEN (14) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Southwest Corner of said Southeast Quarter (SE/4); Thence N 00'14'10" W along the West line of said Southeast Quarter (SE/4), a distance of 1067.52 feet to the POINT OF BEGINNING; Thence continuing N 00'14'10" W along the West line of said Southeast Quarter (SE/4), a distance of 1565.48 feet to the Northwest corner of said Southeast Quarter (SE/4); Thence N 89'25'04" E along the North line of said Southeast Quarter (SE/4), a distance of 1324.90 feet to the Northeast corner of the West Half (W/2) of said Southeast Quarter (SE/4); Thence S 00'13'32" E along the East line of the West Half (W/2) of said Southeast Quarter (SE/4), a distance of 1668.15 feet to the Northeast corner of the recorded plat of Magnolia Meadows Phase I; Thence along the North line of the recorded plat of Magnolia Meadows Phase 1 the following 9 courses; N 90'00'00" W a distance of 328.94 feet; S 36'03'51" W a distance of 198.48 feet; N 53'56'09" W a distance of 285.00 feet; S 36'03'51" W a distance of 5.74 feet; S 81'03'51" W a distance of 35.36 feet; S 36'03'51" W a distance of 60.00 feet; N S3'56'09" W a distance of 200.00 feet; S 36'03'51" W a distance of 225.00 feet; N 53'56'09" W a distance of 347.65 feet to the POINT OF BEGINNING

Community Development Supervisor Kayla Cornett addressed the board

-the prelim plat checklist has been looked over by staff

-staff recommends approval

-meets 2030 Comp Plan

Commissioner Craig Eidson made a motion to open the public hearing at 6:59pm. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

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

NAY: None

Commissioner Bryan Seale made a motion to close the public hearing at 6:59pm. Motion was **seconded** by Commissioner Robin Hopkins.

The Vote was:

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

NAY: None

f. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A PROPOSED PRELIMINARY PLAT, SUBMITTED BY PHIL BOEVERS, FOR MAGNOLIA MEADOWS PHASE II AT THE FOLLOWING DESCRIBED PROPERTY: (PAGE 26-28)

See above for full legal description.

Korie Peacock addressed the board

- this is Phase 2 and just a continuation of 1
- 1/2 acre lots and houses will be the same look
- water line and aerobic systems
- retention pond was expanded in SE corner
- phase 2 is directly North of 1 and Emerald Pointe is West of it
- pond will hold bypass from Emerald as well as Phase 1 and 2

Commissioner Robin Hopkins addressed the board

- is there a way to back track and do a motion subject to those items

Chairman Richard Felton addressed the board

- previous agenda item has already been closed
- want to verify that Garver looked at Phase 1 with Phase 2
 - changed retention pond did Garver revisit Phase 1 after the change
 - can we verify they have
 - known flooding and drainage issues in Phase 1 and how does Garver take that into consideration for Phase 2
 - heard they have flooding in the streets more then what people expected

Community Development Supervisor Kayla Cornett addressed the board

- to my knowledge Garver did not look back at Phase 1

Warren Peacock addressed the board

- we built the retention pond initially for Phase 1 and now with Phase 2 we needed to expand it so we only have 1 pond for the development
 - drainage study was submitted and approved by Garver
- what drainage problems are you talking about
 - streets are designed to carry curb height and under heavy rain they will flow full
- Phase 1 was approved by a different City engineer
- reviewed drainage ordinance for Piedmont and complied with that

Commissioner Bryan Seale made a motion to approve item f. Motion was **seconded** by Commissioner Craig Eidson.

The Vote was:

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

NAY: None

- g.** Discussion on minimum street standards for private gravel streets in developed subdivisions.
(PAGE 29-30)

Chairman Richard Felton addressed the board

- Subdivision developments over 5 acres don't require paved roads
 - we don't have standards for gravel road
- talked to people and less about how the gravel road is put in and more about how it is maintained
- maybe look into apron standards from other municipalities

Community Development Supervisor Kayla Cornett addressed the board

- brought to my attention and thought I would spear head it before any more questions
- do we want to have gravel specifications even though they are over 5 acres
- if the City has a paved road that abuts the road the apron going in has to be paved
- the apron will be a private road and maintained by the HOA

Commissioner Craig Eidson addressed the board

- a gravel road feeding onto a paved road tears it up
- would like to see front end paved to protect Cities property
 - 20-foot apron
 - as City has to pay to maintain

Commissioner Robin Hopkins addressed the board

- we salt roads will the City be responsible for maintaining the apron

7. 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- (Oral) City Manager, Engineer, Community Development, and Attorney.

Community Development Supervisor Kayla Cornett addressed the board

- put new codified subdivision regulations at your seats and in dropbox
 - updated appendix
 - updated 5 acres or larger checklist
 - updated 5 acres or larger rules
 - newer cul-de-sac regulations
- try to start zoning ordinance book to get up to date and digital format
 - if you need another zoning ordinance book let me know I can get you one

9. COMMISSIONER'S COMMENTS- (Oral)

None

10. ADJOURN- Chairman Richard Felton adjourned the meeting at 7:12pm.

Chairman, Richard Felton

Secretary, Valorie Cumming