

PLANNING COMMISSION MEETING MINUTES
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, December 12, 2011

MEMBERS PRESENT: Vice Chairman Steve McCormick,
Commissioners Ron Cardwell, Judy Richards,
and Eric Berger

MEMBERS ABSENT: Chairman Richard Felton

STAFF PRESENT: Community Development Director Arti Patel;
City Engineer Dr. Ellen Stevens; City Attorney
Mia Rops

MEMBERS ABSENT:

CALL TO ORDER:

Vice Chairman Steve McCormick called the Planning Commission meeting to order at **6:34 P.M.**

ROLL CALL:

Vice Chairman Steve McCormick called the roll. There was a quorum present.

Eric Berger made a motion, seconded by Ron Cardwell to have Arti Patel act as temporary Secretary for this meeting and to take the minutes. **The vote was:**

AYE: Vice Chairman Steve McCormick, Commissioners Ron Cardwell, Judy Richards, and Eric Berger

NAY: None

CONSENT AGENDA – All items on the consent agenda are non-controversial and may be approved by one motion for items.

- a. **Approval of the Minutes for the Planning Commission meeting on September 12, 2011.**
- b. **Approval of the Minutes for the Planning Commission meeting on November 8, 2011.**

Planning Commissioners discussed approving minutes after Chairman Richard Felton has had a chance to review the minutes.

Commissioner Eric Berger **made a motion, seconded by Ron Cardwell** to table

the consent agenda items a. September 2011 PC Minutes & b. November 2011 PC Minutes to January 9, 2011 Planning Commission Meeting. **The vote was:**

AYE: Vice Chairman Steve McCormick, Commissioners Ron Cardwell, Judy Richards, and Eric Berger

NAY: None

c. Approval of the City Council/PMA meeting dates for 2012.

Commissioners discussed school board meeting and PC meeting time conflicts.

Commissioner Ron Cardwell **made a motion, seconded by** Judy Richards to approve Planning Commission Meeting Dates for Calendar Year 2012 and change meeting time from 6:30 PM to 7:00 PM. **The vote was:**

AYE: Vice Chairman Steve McCormick, Commissioners Ron Cardwell, Judy Richards, and Eric Berger

NAY: None

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

None

BUSINESS ITEMS

- a) **CONDUCT A PUBLIC HEARING ON AN ORDINANCE AMENDING THE CITY OF PIEDMONT COMPREHENSIVE PLAN 2020 LAND USE MAP FROM THE PROPOSED FUTURE LAND USE AND REZONE THE PROPERTY FROM RE (RURAL RESIDENTIAL) TO RE-2 (RURAL MEDIUM RESIDENTIAL) AND CONTAINS APPROXIMATELY 80.82 ACRES, MORE SPECIFICALLY DESCRIBED AS A TRACT OF LAND IN PIEDMONT, CANADIAN COUNTY, OKLAHOMA**

Vice Chairman Steve McCormick **opened public hearing at 6:50 PM**

No Speakers

Vice Chairman Steve McCormick **Closed Public Hearing at 6:51 PM**

b) CONSIDERATION AND ACTION ON AN ORDINANCE AMENDING THE CITY OF PIEDMONT COMPREHENSIVE PLAN 2020 LAND USE MAP FROM THE PROPOSED FUTURE LAND USE AND REZONE THE PROPERTY FROM RE (RURAL RESIDENTIAL) TO RE-2 (RURAL MEDIUM RESIDENTIAL) AND CONTAINS APPROXIMATELY 80.82 ACRES, MORE SPECIFICALLY DESCRIBED AS A TRACT OF LAND IN PIEDMONT, CANADIAN COUNTY, OKLAHOMA

Community Development Director Arti Patel described the rezoning case. Discussed the application, 2020 Comprehensive Plan, expansion to the east of Emerald Point, believe the owners wanted to decrease density due to the demands of lot size.

The application and Land Use conformed to our ordinance.

Arti received two calls from citizens in Oklahoma City; however they were not concerned for the rezoning so long it was not commercial.

There will be a plat coming in front of Planning Commission for their review.

Commissioner Judy Richards **made a motion, seconded by** Ron Cardwell to approve amending the 2020 Comprehensive Plan and rezoning the property from RE to RE-2 **the vote was:**

AYE: Vice Chairman Steve McCormick; Commissioners Ron Cardwell, Judy Richards, and Eric Berger

NAY: None

c) CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO RECOMMEND AMENDING THE MUNICIPAL CODE, SUBDIVISION REGULATIONS, CHAPTER 5, SECTION V-2, BY ADDING NEW SUBSECTION V-2-G TO REQUIRE CONSTRUCTION OF SIDEWALKS IN CERTAIN RESIDENTIAL AND ALL COMMERCIAL ZONING DISTRICTS; AND AMENDING PART 14, STREETS AND SIDEWALKS, BY ADDING NEW CHAPTER 5 RELATING TO SIDEWALKS, ADDING SECTION 14-501 REQUIRING PERMITS; ADDING 14-502 PROVIDING FOR AN APPLICATION FOR PERMIT; ADDING SECTION 14-503 PROVIDING A FEE; ADDING SECTION 14-504 PROVIDING FOR SUBMISSION OF PLANS; ADDING SECTION 14-505 RELATING TO EXPIRATION AND CONDITIONS OF PERMIT; ADDING SECTION 14-

**510 PROVIDING FOR ENFORCEMENT; ADDING SECTION 14-511
DEFINING VIOLATIONS; SECTION 14-520 DEFINING
CONSTRUCTION STANDARDS; ADDING SECTION 14-521 RELATING
TO MAINTENANCE; DECLARING REPEALER; PROVIDING FOR
SEVERABILITY; AND DECLARING AN EMERGENCY.**

Ron Cardwell mentioned that the Planning Committee should read as Planning Commission in the ordinance.

Commissioners discussed that how would we require sidewalks to be installed in subdivisions that would require sidewalks to be installed however since an owner has bought the land next to his lot he will decide not to.

Arti Patel stated this is something we have discussed before and that require the sidewalks prior to construction may not be the best idea due to economy.

Ron Cardwell stated what if % of build out, 80% built will require installation of sidewalks by developer.

Commissioners discussed well how would we require sidewalks be installed by developer.

City Manager Jim Crosby discussed that we can require it since owner has a bond for the development. He described how this process works and he has gone back to the bond to complete projects in other communities he has worked in.

Arti Patel discussed including Industrial Districts since that was one we had not discussed.

Commissioners agreed and included the entire district.

Arti Patel discussed that this may be a good idea so if companies do located here due to vast amount of open space then they can make industrial parks.

Arti Patel discussed that as we complete the comprehensive Plan we will come back to this ordinance and create overlay districts discussing location of sidewalks and zoning.

Commissioner McCormick pointed out Article C. Section 14-520 (D) The concrete shall be tamped in suitable forms not less than four inches in depth.

He didn't understand what tamped meant. Commissioners agreed and Ron

Cardwell stated since we have adopted the OKC construction standards this should not be an issue.

Arti Patel stated that we will need to make sure and be able to inspect these. We may need Ellen to create forms so that when we are inspecting sidewalks we can verify installation is correct.

Steve McCormick has mentioned not to have an emergency clause however the title has the emergency clause and the ordinance does not.

Jim Crosby mentioned that it is cheaper and saves the City money if we include an emergency clause. If there is an emergency clause you do not have to print all the pages for publication. The emergency clause also saves time.

Overall the ordinance looked good and was ready to be recommended to the City Council.

Judy Motion for a recess at 7:23PM so that Mia Rops (Attorney) can make all necessary changes and we can approve the ordinance, seconded by Ron Cardwell.

Meeting called to order 7:42

Commissioner Judy Richards **made a motion, seconded by Ron Cardwell** to Recommend Planning Commission recommend this ordinance to City Council for approval. **The vote was:**

AYE: Vice Chairman Steve McCormick; Commissioners Ron Cardwell, Judy Richards, and Eric Berger

NAY: None

d) CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO AMEND SECTION 6-8 OF THE ZONING REGULATIONS RELATING TO LANDSCAPING, ORDINANCE 392, TO IMPOSE LANDSCAPING REQUIREMENTS IN ALL ZONING DISTRICTS.

Community Development Director and Commissioner Ron Cardwell agree to scratch this ordinance and create another one.

Community Development Arti Patel mentioned that this maybe something we need to review and create an ordinance that is a bit simpler.

The concerns discussed will be used in order to create an ordinance fit for the City of Piedmont.

Commissioners directed staff to create an ordinance for the February 2012 meeting for their review.

Commissioner **Ron Cardwell made a motion**, seconded by **Judy Richards** to continue this item to February 2012 meeting. **The vote was:**

AYE: Vice Chairman Steve McCormick; Commissioners Ron Cardwell, Judy Richards, and Eric Berger

NAY: None

NEW BUSINESS-

None

PLANNING STAFF REPORT


None


COMMISSIONER'S COMMENTS

Thanked Jim Crosby for attending the meeting and that his wisdom will benefit the Planning Commission.

Meeting was adjourned at 8:06 p.m.

ATTEST:


Chairman ~~Richard Felton~~
Steve McCormick


Secretary