

PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, October 5, 2015, 6:30 PM

MEMBERS PRESENT: Chairman Richard Felton, Commissioner Marva Oard, Commissioner Kevin Hopkins and Commissioner Bryan Seale

ABSENT: Commissioner Ron Cardwell

STAFF PRESENT: City Attorney Mike Segler, Community Development Director John Moore, City Planner Cindy Wright, Fire Chief Andy Logan, Public Works Supervisor Bud Struber and City Engineer Pat Garrett

1. **CALL TO ORDER** – Chairman Richard Felton called meeting to order at 6:30 pm.
2. **ROLL CALL** – Community Development Director John Moore called roll. 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 August 3, 2015.**

Commissioner Marva Oard made a motion to approve the Consent Agenda. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

AYE: Commissioner Marva Oard, Commissioner Kevin Hopkins, Commissioner Bryan Seale and Chairman Richard Felton.

NAYE: 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 ITEM**

City Planner Cindy Wright provided information on the proposed PUD.

- The proposed PUD is located at 164th street and Morgan Rd.
- Approximately 40 acres
- Current zoning is agriculture and the property is vacant
- Property does have an unnamed creek that bi-sects the property
- The proposed PUD is primarily residential units with 1 commercial area strictly designed with agricultural or landscaping uses.
- 2 sections are residential one on each side of the creek.

Issues:

- Morgan Rd. is a public rd. that is currently unimproved. It is a gravel rd.
- Questions have been raised with regards to access to the commercial lot. The commercial area only point of access will be off of Morgan rd.
- Lack of adequate access for fire for both the commercial and residential.

Met with applicant in August a list of concerns was developed and most the concerns have been addressed.

Current concerns:

- Prevision of water – lots are proposed at ½ acre
- Lot size will depend upon, extension of water line down 164th street, and if the line is not extended, if the lots perk.

Cul-de-sak currently meets code and fire code

MOTION TO OPEN PUBLIC HEARING

Commissioner Marva Oard made a motion to open the Public Hearing. Motion was **seconded** by Commissioner Kevin Hopkins.

The Vote was:

AYE: Commissioner Marva Oard, Commissioner Kevin Hopkins,
Commissioner Bryan Seale and Chairman Richard Felton.

NAYE: None

- a. **CONDUCT A PUBLIC HEARING ON A FORMAL APPLICATION FOR REZONING AND SUBMISSION OF A PUD MASTER DESIGN STATEMENT OF GRIFFITH CREEK ADDITION, REQUESTED BY CASTLE CUSTOM HOMES, LLC, FOR A 40.48 ACRE RESIDENTIAL AND COMMERCIAL USE OF THE FOLLOWING DESCRIBED**

PROPERTY:

A tract of land being the Southeast Quarter (SE/4) 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 and further described as follows:

Beginning at the Southeast corner of said Southeast Quarter (SE/4); Thence S89°47'38"W as the basis of bearing on the South line of said Southeast Quarter (SE/4) a distance of 1324.17 feet to the Southwest corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); Thence N00°15'42"W a distance of 1330.08 feet to the Northwest Corner of the Southeast Quarter

(SE/4) of said Southeast Quarter (SE/4); Thence N89°38'32"E a distance of 1323.54 feet to the Northeast Corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); Thence S00°17'18"E on the West line of said Southeast Quarter (SE/4) a distance of 1333.59 feet to the Point of Beginning.

Generally located at the NW corner of the intersection of 164 Street NW and Morgan Road.

Citizen Brian Starks addressed the Planning Commission – he is the land owner directly north of the proposed development. Concerns are:

1. Water- when we built there was barely enough water for us to hook onto.
2. Sewer – which has been addressed
3. Drainage- A lot of water comes through the area. Bridge on 164th is barely wide enough for one car to fit through; culvert is less than 3 feet wide, water backs up and overflows onto our property.
4. Easement- we have an easement that runs through the property.

Asked what landscaping company will be there?

Developer answered Rymms Landscaping, have been in business for 31 years. Plan is to move the company to this piece of property.

They are happy to see the development, primarily concerned about the water

MOTION TO CLOSE PUBLIC HEARING

Commissioner Marva Oard made a motion to close the Public Hearing. Motion was **seconded** by Commissioner Kevin Hopkins.

The Vote was:

AYE: Commissioner Marva Oard, Commissioner Kevin Hopkins,
Commissioner Bryan Seale and Chairman Richard Felton.
NAYE: None

MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION

b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL APPLICATION FOR REZONING AND SUBMISSION OF A PUD MASTER DESIGN STATEMENT OF GRIFFITH CREEK ADDITION, REQUESTED BY CASTLE CUSTOM HOMES, LLC, FOR A 40.48 ACRE RESIDENTIAL AND COMMERCIAL USE OF THE FOLLOWING DESCRIBED PROPERTY:

See above 6a for full legal description.

Charles Allen with Allen Engineering Services, Inc. addressed the Commission.

- Property is 40.5 acres
- Drainage is right down the middle of the property
- 30 lots to the west access from 164th street.
- 15 lots to the east access from 164th street.
- 1 commercial lot with access from Morgan rd.
- Curb and cover streets
- ½ acre lots
- Sidewalks that will be the responsibility of the homeowner
- Drainage is the biggest concern
 - Drains to the NE
 - 30 or 36 inch culvert that crosses Morgan Rd. that has erosions problems
 - This property drains to the NE corner of the culvert.
 - We will have to develop a structure that will control the water that flows out to Morgan Rd. because the roadside ditch is our outlet. The flow that we allow out of our property is somewhat determined by what the channel on Morgan Rd ditch can handle. We will have to excavate the channel to provide detention and handle the flow.
 - Developer has agreed to extend the water line to the site ¾ of a mile.

Commissioner Richard Felton addressed the 4 outstanding items from the staff report.

- Landscaping subdivision buffer, staff suggest protection of existing trees.
- Item 6 – Set back for commercial lot, clarification on the set backs on the commercial lot.
- Item 8 – City does not want allowances on bay windows they need to be outside the setback.
- Item 9 – Clarifying language to the one commercial lot.

Developer agreed with all items.

Developer clarified PUD will be developed in one phase.

City Planner Cindy Wright explained the Developer has agreed to dedicate addition right away to the city bring to a full right away, standard arterials. The question is with the commercial use on a public access road that is gravel, is that appropriate, who will maintain it since it is a public road. Secondly, both Morgan and 164th concern is emergency access; certain standards have to be maintained for emergency access rd. Questions currently as to if Morgan road can meet those standards. In case of an emergency the egress and degress of 164th, in case of emergency the current design of 164th would leave emergency vehicles' out.

Currently the design does not have a decel lane, developer not opposed to the lanes but the already taking on a significant cost extending the water line.

Clarifying the commercial use as non retail in the PUD and the intensity of the use.

Development is outside of the Urban Growth Boundary.

Commissioner Marva Orad asked about traffic and has concerns with flooding. Concerned about Morgan road being a gravel road.

Chairman Richard Felton explained that all water has to be contained on the developing property.

Chairman Richard Felton asked about the plan for the water line extension. Will the development run the water line far enough north to allow for additional tap.

Commissioner Bryan Seals asked about water flow. Is interested in seeing the water study. Concerned about the traffic.

Commissioner Kevin Hopkins has concerns with the drainage. Asked about the creek, is it an actual creek? He has seen similar set up and has seen property erosion. He would like to see the issue dealt with. How much water does the creek actually take on?

Developer is in agreement with all 4 items.

City Attorney Mike Segal asked about the common area, PUD states area will be maintained by owner of property. If the area is common, then it does not have an owner.

Developer explained it will be maintained by the Homeowners Association.

City Attorney Mike Segal would like language added if the City have ability to maintain if the Homeowner association does not, charges will be placed upon the homeowners.

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Would like to see language added.

City Engineer Pat Garret explained he has begun the work of looking at the water, does not have any numbers yet.

Commissioner Marva Orad asked the Developer about his background.

Scott Loper home builder for 12 years, 1st development.

Chairman Richard Felton wrapped up discussion:

- 7 items need to be addressed
- 4 items referenced in staff report.
- Notation for easement for future tie-in
- Clarification on the commercial use, commercial not retail, what kind of traffic can be expected. There will be some customers coming out to look at trees, etc. Business will be selling.
- Type of driveway coming off of the Commercial development, how they will effect Morgan road.
- Excel and de-excel lanes
- HOA for common area.

Commissioner Bryan Seale made a motion to postpone item until next meeting. Motion was **seconded** by Commissioner Kevin Hopkins.

The Vote was:

AYE: Commissioner Marva Oard, Commissioner Kevin Hopkins,
Commissioner Bryan Seale and Chairman Richard Felton.

NAYE: None

c. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION RELATED TO THE DESIGN AND USE OF CUL-DE-SACS.**

Chairman Richard Felton provided a brief background of the issue.

- Definition of a cul-de-sac
- Development stand point, how many house, how long does it need to be or not be.
- Cul-de-sac or it is a terminal road, what is the max distance from an emergency response standpoint.

City Planner Cindy Wright discussed the current ordinance,
2 ways to look at cul-de-sac

- Maximum length of the throat
- Number of house

Currently there is some information on the books, the information is very detailed, but it does not set the maximum length or the maximum number of homes.

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It does set thresholds but it is not definitive.

She has provided documentation of a definition of a cul-de-sac with definitive standards. Page 30, 3 options, defining the throat length, defining the numbers of houses, or an either or scenario.

Discussion among the Commission occurred about the definition of a cul-de-sac, number of homes and exceptions language in the ordinance.

Chairman Richard Felton asked to see a sample ordinance with option 3 and exception language.

Commissioner Marva Oard made a motion for a sample ordinance to come before the Commission at the next meeting with the either or option 3 language. Also would like language added at Planning Commission and City Council discretion. Motion was **seconded** by Bryan Seals.

The Vote was:

AYE: Commissioner Marva Oard, Commissioner Kevin Hopkins, Commissioner Bryan Seale and Chairman Richard Felton.

NAYE: None

d. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION REGARDING THE CITY OF PIEDMONT ZONING ORDINANCE: LANDSCAPE REQUIREMENTS.

Commission discussed the sample ordinance.

Commissioner Kevin Hopkins made a motion to add sample ordinance to the City website and add to next regular scheduled meeting as a public hearing item. Motion was **seconded** by Commissioner Marva Oard.

The Vote was:

AYE: Commissioner Marva Oard, Commissioner Kevin Hopkins, Commissioner Bryan Seale and Chairman Richard Felton.

NAYE: None

NEW BUSINESS - Unplanned Items

None

7. ADMINISTRATION REPORT – (Oral) City Manager, Engineer, Community Development, and Attorney.

None

8. COMMISSIONER'S COMMENTS – Oral Comments

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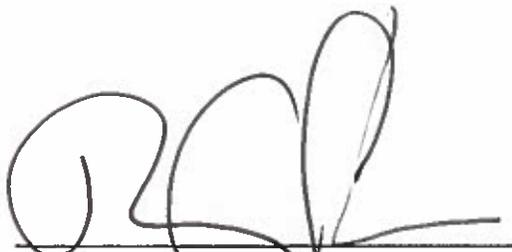
Commissioner Marva Oard asked about training for the Commissioners. She has been on the Commission for 8 months. Community Development Director John Moore said that he will look into it.

Commissioner Bryan Seale stated that he is an insurance agent and has Scott Loper policies, have no interest in his property. He does not see any conflict of interest.

Chairman Richard Felton – great job on final bringing the cul-de-sac and landscaping ordinance to a close. Those have been out there for awhile.

9. **ADJOURN- Chairman**

Chairman Richard Felton adjourned meeting at 7:21 pm.



Chairman, Richard Felton



Secretary, Mary Ramsey