

**Meeting Minutes - Planning Commission Meeting  
Piedmont Civic Center  
314 Edmond Road Northwest  
Monday, June 6, 2016 at 6:30 PM**

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

**ABSENT:** None

**STAFF PRESENT:** Community Development Director John Moore, City Engineer Pat Garrett, Fire Chief Andy Logan, City Planner Cindy Wright Attorney Curtis Chandler and Secretary Valorie Cumming

1. **CALL TO ORDER** – Chairman Richard Felton called the meeting to order at 6:30pm.
2. **ROLL CALL** – Secretary Valorie Cumming 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 April 4, 2016**
  - b. **Approval of Minutes for the Special Planning Commission meeting held May 9, 2016**

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

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**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**

Resident John Craft at 1960 Silver Crossing Circle addressed the commission

- amend the zoning or city ordinance so it would allow chickens in smaller lots under an acre
- Norman, OKC, Bethany, Yukon, Mustang, Tulsa and Broken Arrow allow smaller lots to have chickens some with limitations though

Chairman Richard Felton asked that staff look at our current ordinances and requested we have this as an agenda item in a future meeting.

Resident Mark Jeter at 5644 Skyler Ridge Rd addressed the commission

- handed out paperwork for a PUD
- 3 acres at the end of Jefferson and Adams
- dropped prints off and would like them to be looked
- Dallas style residential area that are low maintenance
- one driveway that everyone shares off of it
- have smaller lots with smaller homes 1,400-1,600 square feet
- working with Engineer Brian Coon to create 14 lots

## 6. BUSINESS ITEMS

City Planner Cindy Wright gave a brief background on item a

- application is the remaining piece of Windmill Park addition
- 17.5 acres developed similar to what has previously been done
- actual development of the project seems to be in compliance with the zoning requirements
- after gathering more information we have found that it does not meet current fire code in regards to cul-de-sacs

Dean Coleda with KBG Engineering addressed the commission

- changing cul-de-sac length will really effect the overall look of the project and lot sales due to back yard sizes
- the new ordinance is just too big for our lot sizes
- want to keep the look consistent in all of the neighborhood
- 85% of the plans where already developed when the ordinance passed
- request a variance as this is the last phase for the sub division
- we received a sketch plat from City records that shows this exact same layout with our cul-de-sac sizes included

Commissioner Bryan Seale made a motion to open the public hearing for item a at 6:47pm. Motion was seconded by Commissioner Marva Oard.

### The Vote was:

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**a. CONDUCT A PUBLIC HEARING ON A PRELIMINARY PLAT For CONSIDERATION ON WINDMILL PARK V, THE PROPERTY IS OWNED BY NEAL MCGEE HOMES, LLC AND IS DESCRIBED AS FOLLOWS:**

The following parts of the Southeast Quarter (SE/4) of Section Twenty-Nine (29), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

**Parcel 1:**

**Commencing** at the Northeast corner of said quarter; **THENCE** South 89°27'31" West a distance of 50.00 feet to a point on the West right of way of Piedmont Road and the boundary of WINDMILL PARK SECTION I, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof, said point being the Parcel 1 Point of Beginning (**POB1**); **THENCE** South 00°00'00" West

along said right of way and said WINDMILL PARK SECTION I plat boundary a distance of 419.53 feet;  
 THENCE South 45°00'00" West along said plat boundary a distance of 35.36 feet;  
 THENCE North 90°00'00" West along said plat boundary a distance of 100.00 feet;  
 THENCE North 45°00'00" West along said plat boundary a distance of 21.21 feet;  
 THENCE North 90°00'00" West along said plat boundary a distance of 70.00 feet;  
 THENCE South 45°00'00" West along said plat boundary a distance of 16.97 feet to the Northeast corner of WINDMILL PARK SECTION IV, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof;  
 THENCE South 45°00'00" West along said WINDMILL PARK SECTION IV plat boundary a distance of 18.53 feet to a point on a non-tangent curve to the left;  
 THENCE along said plat boundary and non-tangent curve to the left for an arc length of 62.55 feet; said curve having a radius of 830.00 feet, a delta angle of 04°19'06", a chord bearing of South 86°56'11" West, a chord length of 62.54 feet, and a tangent length of 31.29 feet to a point on a reverse tangent curve;  
 THENCE along said plat boundary and tangent curve to the right for an arc length of 214.04 feet; said curve having a radius of 570.00 feet, a delta angle of 21°30'56", a chord bearing of North 84°27'54" West, a chord length of 212.79 feet, and a tangent length of 108.30 feet;  
 THENCE North 73°42'21" West along said plat boundary a distance of 129.94 feet;  
 THENCE North 28°42'21" West along said plat boundary a distance of 35.36 feet;  
 THENCE North 73°42'21" West along said plat boundary a distance of 60.00 feet;  
 THENCE South 61°17'39" West along said plat boundary a distance of 35.36 feet;  
 THENCE North 73°42'21" West along said plat boundary a distance of 65.62 feet to a point on a tangent curve;  
 THENCE along said plat boundary and tangent curve to the left for an arc length of 129.34 feet; said curve having a radius of 386.01 feet, a delta angle of 19°11'56", a chord bearing of North 83°18'19" West, a chord length of 128.74 feet, and a tangent length of 65.28 feet;  
 THENCE North 49°29'35" West along said plat boundary a distance of 23.70 feet;  
 THENCE South 86°31'31" West along said plat boundary a distance of 68.36 feet;  
 THENCE South 33°40'17" West along said plat boundary a distance of 38.90 feet to a point on a non-tangent curve;  
 THENCE along said plat boundary and non-tangent curve to the left for an arc length of 125.91 feet; said curve having a radius of 386.00 feet, a delta angle of 18°41'20", a chord bearing of South 61°23'11" West, a chord length of 125.35 feet, and a tangent length of 63.52 feet;  
 THENCE South 52°02'31" West along said plat boundary a distance of 84.61 feet;  
 THENCE North 81°09'03" West along said plat boundary a distance of 34.24 feet;  
 THENCE South 55°38'03" West along said plat boundary a distance of 60.00 feet;  
 THENCE South 12°55'57" West along said plat boundary a distance of 33.91 feet to a point on a non-tangent curve;  
 THENCE along said non-tangent curve to the right for an arc length of 158.97 feet; said curve having a radius of 530.00 feet, a delta angle of 17°11'06", a chord bearing of South 70°10'28" West, a chord length of 158.37 feet, and a tangent length of 80.08 feet;  
 THENCE North 00°00'00" East along said plat boundary a distance of 390.56 feet;  
 THENCE North 02°58'23" East along said plat boundary a distance of 60.00 feet to a point on a non-tangent curve;  
 THENCE along said non-tangent curve to the left for an arc length of 100.15 feet; said curve having a radius of 1630.00 feet, a delta angle of 03°31'13", a chord bearing of North 88°47'14" West, a chord length of 100.13 feet, and a tangent length of 50.09 feet;  
 THENCE North 00°00'00" East along said plat boundary a distance of 118.00 feet to a point on the North line of said quarter;  
 THENCE North 89°27'31" East along said North line a distance of 1552.07 feet to the **POB1**;

Described Part 1 contains 14.2540 Acres(620,903.92 Sq.Ft.) more or less.

**Parcel 2:**

**Commencing** at the Northeast corner of said quarter;

THENCE South 89°27'31" West a distance of 50.00 feet to a point on the West right of way of Piedmont Road and the boundary of WINDMILL PARK SECTION I, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof;

THENCE South 00°00'00" West along said right of way and said WINDMILL PARK SECTION I plat boundary a distance of 419.53 feet

THENCE South 45°00'00" West along said plat boundary a distance of 35.36 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 100.00 feet;

THENCE North 45°00'00" West along said plat boundary a distance of 21.21 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 70.00 feet;

THENCE South 45°00'00" West along said plat boundary a distance of 16.97 feet to the Northeast corner of WINDMILL PARK SECTION IV, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof;

THENCE South 00°00'00" West along said WINDMILL PARK SECTION I & IV plat boundaries a distance of 86.00 feet to a Southeast corner of WINDMILL PARK SECTION IV plat boundary and a point on the WINDMILL PARK SECTION I plat boundary, said point being the **Parcel 2 Point of Beginning (POB2)**;

THENCE South 45°00'00" East along said WINDMILL PARK SECTION I plat boundary a distance of 16.97 feet;

THENCE South 00°00'00" West along said plat boundary a distance of 105.00 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 273.75 feet;

THENCE North 71°57'27" West along said plat boundary a distance of 365.10 feet to the Southeast corner of Common Lot A of WINDMILL PARK SECTION IV;

THENCE North 16°17'39" East along the East line of said common lot and plat boundary a distance of 120.44 feet to the Northeast corner of said common lot and a point on the South right of way line of Windmill Street NW;

THENCE South 73°42'21" East along said plat boundary and street right of way a distance of 282.26 feet to a point on a tangent curve;

THENCE along said tangent right of way curve to the left for an arc length of 236.61 feet; said curve having a radius of 630.00 feet, a delta angle of 21°31'06", a chord bearing of South 84°27'49" East, a chord length of 235.22 feet, and a tangent length of 119.71 feet to a point on a reverse tangent curve;

THENCE along said tangent right of way curve to the right for an arc length of 57.30 feet; said curve having a radius of 770.00 feet, a delta angle of 04°15'48", a chord bearing of North 86°54'32" East, a chord length of 57.30 feet, and a tangent length of 28.66 feet;

THENCE South 45°00'00" East along said plat boundary a distance of 18.23 feet to the **POB2**.

Described Part 2 contains 1.7966 Acres (78,258.93 Sq. ft.) more or less.

**Parcel 3:**

**Commencing** at the Northeast corner of said quarter; 3

THENCE South 89°27'31" West a distance of 50.00 feet to a point on the West right of way of Piedmont Road and the boundary of WINDMILL PARK SECTION I, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof;

THENCE South 00°00'00" West along said right of way and said WINDMILL PARK SECTION I plat boundary a distance of 419.53 feet;

THENCE South 45°00'00" West along said plat boundary a distance of 35.36 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 100.00 feet;

THENCE North 45°00'00" West along said plat boundary a distance of 21.21 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 70.00 feet;

THENCE South 45°00'00" West along said plat boundary a distance of 16.97 feet to the

Northeast corner of WINDMILL PARK SECTION IV, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof

THENCE South 00°00'00" West along said WINDMILL PARK SECTION I & IV plat boundaries a distance of 86.00 feet to a Southeast corner of WINDMILL PARK SECTION IV plat boundary and a point on the WINDMILL PARK SECTION I plat boundary;

THENCE South 45°00'00" East along said WINDMILL PARK SECTION I plat boundary a distance of 16.97 feet;

THENCE South 00°00'00" West along said plat boundary a distance of 105.00 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 273.75 feet;

THENCE North 71°57'27" West along said plat boundary a distance of 365.10 feet to the Southeast corner of Common Lot A of WINDMILL PARK SECTION IV;

THENCE continuing North 71°57'27" West along said WINDMILL PARK SECTION I & IV plat boundaries a distance of 15.10 feet to the Southwest corner of Common Lot A of WINDMILL PARK SECTION IV, said point being the **Parcel 3 Point of Beginning (POB3)**

THENCE continuing North 71°57'27" West along said WINDMILL PARK SECTION I plat boundary a distance of 2.55 feet;

THENCE South 86°33'54" West along said plat boundary a distance of 150.45 feet;

THENCE South 52°02'31" West along said plat boundary a distance of 307.94 feet to a Southeast corner of WINDMILL PARK SECTION IV;

THENCE North 25°42'46" West along said plat boundary a distance of 141.61 feet to the South right of way of Windmill Street NW and a point on said plat boundary and a non-tangent curve;

THENCE along said plat boundary, street right of way, and non-tangent curve to the left for an arc length of 125.80 feet; said curve having a radius of 590.00 feet, a delta angle of 12°12'59", a chord bearing of North 58°09'52" East, a chord length of 125.56 feet, and a tangent length of 63.14 feet;

THENCE North 52°02'31" East along said plat boundary and street right of way a distance of 106.39 feet to a point on a tangent curve;

THENCE along said tangent curve to the right for an arc length of 308.68 feet; said curve having a radius of 326.00 feet, a delta angle of 54°15'08", a chord bearing of North 79°10'05" East, a chord length of 297.28 feet, and a tangent length of 167.01 feet;

THENCE South 73°42'21" East along said plat boundary and street right of way a distance of 8.30 feet to the Northwest corner of Common Lot A of WINDMILL PARK SECTION IV;

THENCE South 16°17'39" West along said plat boundary and said common lot a distance of 119.98 feet to the **POB3**. Described Part 3 contains 1.4762 Acres (64,301.27 Sq.Ft.) more or less

**\*\*The Basis of Bearing for this description is North 00°00'00" West for the Piedmont Road sect**

**This property is generally located on the West side of Piedmont Road 2000 feet north of the intersection of Piedmont Road and Edmond Road.**

City Resident Kevan Blasdel addressed the Commission

- board member of the HOA of Windmill Park
- wrote a letter to the BOA and the meeting was canceled not sure where the letter went
- Windmill Park Phase 5 cul-de-sacs coming off of Windmill Street are shown in the recorded plat of Windmill Park Phase 4 and so those streets are established and can't be moved
- have cuts in the curb between 25 and 40 feet of pavement have already been put in
- Windmill Park older phases homes are pushed 10 feet from the back of the property due to utility easements

Resident Ron Cardwell addressed the commission

- new cul-de-sac ordinance does not apply to this phase
- this cul-de-sac already serves more than 30 lots with a single access
- needs to conform to the entire subdivision when it was originally phased

-any changes in the ordinances since when it was originally applied for would not be applicable

Resident John Bickerstaff addressed the commission

- Chairman of the Administrative Council for the First United Methodist Church
- also brought with him Dan Rempy Chairman of the Board of Trustees and Minister Randy Wade
- received notice of public hearing as we back up to this development
- we highly support this development and have no objection and feel it should be approved as submitted

Commissioner Marva Oard made a motion to close the public hearing for item a at 6:51pm. Motion was seconded by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL APPLICATION FOR A PRELIMINARY PLAT OF WINDMILL PARK ADDITION, SECTION V REQUESTED BY NEAL MCGEE HOMES, LLC , FOR A 17.51 ACRE RESIDENTIAL SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:**

See the above 6(a) for the full legal description

Chairman Richard Felton verified the following with staff

- City Planner Cindy Wright
  - original sketch plat submitted has not changed from phase 1 to phase 4
  - after speaking with Council they indicated that the sketch plat was just that a sketch and not as if a preliminary plat had been done
- Community Development Director John Moore
  - BOA meeting was canceled at the request of the City Council
- feels that we have 3 good reasons why we can support this variance
  - final phase of the sub-division
  - land lock issue so they could not do a whole lot to significantly change the layout of the phase
  - partial construction has already been completed
- could not come up with another subdivision that would fall under this category for approval

Commissioner Marva Oard addressed the Commission

- appreciate everyone coming out and speaking their support
- has a problem with just passing an ordinance and then turning around and providing a variance
- understands and agrees with a neighborhood looking the same however would hate to create a situation where it is variance after variance after variance
- if we are considering a variance we need to send this as plain as we can to the Council
  - let's bring this back to the Commission at our next meeting after changes have been made

Fire Chief Andy Logan addressed the Commission

- this is the first phase of this addition that has come across his desk
- does not comply with fire code adopted by the City in 2009
- operationally speaking we will get to you somehow if we have to

City Engineer Pat Garrett addressed the Commission

- water and sewer plans have been submitted
- everything water wise is meeting what we are looking for in our hydrant test
  - static pressure above 50 and flowing 700+ gallons per minute
- as far as sewage that phase ties into our lift station under Piedmont Rd and we are currently double checking to make sure it can handle the increased capacity
- can review all changes needed and sewage before next meeting

Chairman Richard Felton feels that as long as we don't have any objections we can accept it as is with the current cul-de-sac design and the following recommendations

- clearly state the 3 good reasons to provide a variance
- must address Engineering comments 1 & 2
- all revisions listed under Platting Requirements item 3
- City Engineer Pat Garrett will provide a letter stating all of the recommendations needed
- once changes have been made we can bring it back before us for a vote

Developer Neil Mcgee addressed the Council

- we are down to 8 lots in that subdivision
- we have already had a 30-day delay to come before you this evening and another 30-day delay will be incredibly difficult for us
- once you lose traffic and momentum it's a big hiccup to get people to come back
- we can address all of the issues the City has before we get the final to go ahead and start

City Planner Cindy Wright asked Council that if we move this forward and approve it with a variance do the state statues have to be noted on what grounds the variance is being approved?

City Attorney Curtis Chandler informed the Commission that this is really a condition of approval and not a variance. There's a checklist that they must do and it is being sent to City Council on a conditional approval that these items still be included even though all of the checklist has not been all the way checked. The City Council has the final decision making authority on approval or denial.

Chairman Richard Felton recommends we accept item b as discussed with the current cul-de-sac design and the following recommendations made

- Staff must clearly state the 3 reasons why we approved this even though it goes against ordinance in City Council packets for the June 27th meeting
- Developer must address Engineering comments 1 & 2 before City Council Meeting
- Developer must address all revisions listed under Platting Requirements item 3 before City Council Meeting

Motion was **seconded** by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Chairman Richard Felton and Commissioner Bryan Seale

**NAY:** Commissioner Marva Oard

Item b did not pass Chairman Richard Felton informed everyone we will have to continue it to our next meeting. The Planning Commission will certainly entertain setting up a special meeting between now and the 20<sup>th</sup> of June.

Commissioner Marva Oard made a motion to open the public hearing for item c at 7:10pm. Motion was **seconded** by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**c. CONDUCT A PUBLIC HEARING ON SUBDIVISION REGULATION JURISDICTION**

Commissioner Bryan Seale made a motion to close the public hearing for item c at 7:10pm. Motion was **seconded** by Commissioner Marva Oard.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**d. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON SUBDIVISION REGULATION JURISDICTION**

Commissioner Marva Oard made a motion to approve item d. Motion was **seconded** by Bryan Seale.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

Commissioner Bryan Seale made a motion to open the public hearing for item e at 7:12pm. Motion was **seconded** by Commissioner Marva Oard.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**e. CONDUCT A PUBLIC HEARING ON THE LARGE ANIMAL ORDINANCE**

Resident John Bickerstaff addressed the Commission and let them know we have found discrepancies with the ordinance and sent them to staff to be looked at.

Commissioner Marva Oard made a motion to close the public hearing for item e at 7:13pm. Motion was **seconded** by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**f. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE LARGE ANIMAL ORDINANCE**

Chairman Richard Felton requested item f be continued to the next meeting so we can review public comments at next month's meeting.

Commissioner Bryan Seale made a motion to open the public hearing for item g at 7:17pm. Motion was **seconded** by Commissioner Marva Oard.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**g. CONDUCT A PUBLIC HEARING ON AEROBIC SYTEMS CONCERNING LOT SIZES AND ENFORCEMENT OF MAINTENANCE AND RECORDKEEPING OF AEROBIC SYSTEMS AND ENFORCEMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY.**

Commissioner Marva Oard made a motion to close the public hearing for item g at 7:18pm. Motion was **seconded** by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**h. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN AMENDMENT TO THE CITY ZONING ORDINANCE PROVIDING FOR THE MAINTENANCE AND RECORDKEEPING OF AEROBIC SYSTEMS AND ENFORCEMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY.**

Commissioner Marva Oard made a motion to approve item h with staff recommendations. Motion was

seconded by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

Commissioner Bryan Seale made a motion to open the public hearing for item i at 7:19pm. Motion was seconded by Commissioner Marva Oard.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**i. CONDUCT A PUBLIC HEARING ON CHANGES TO THE PUD ORDINANCE REQUIRING THAT A PLANNING COMMISSIONER AND CITY COUNCIL MEMBER BE A PART OF THE CITY NEGOTIATING TEAM.**

Resident John Bickerstaff addressed the Commission

-excellent idea but wonders what the individual's involvement is and at what stage of the PUD

-PUD ordinance itself is drastically outdated

-if you look at the subdivision regulations there is no such thing as a PUD zone so this needs to be worked on as well

Chairman Richard Felton made a motion to close the public hearing for item i at 7:21pm. Motion was seconded by Commissioner Bryan Seale.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**j. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON CHANGES TO THE PUD ORDINANCE REQUIRING THAT A PLANNING COMMISSIONER AND CITY COUNCIL MEMBER BE A PART OF THE CITY NEGOTIATING TEAM.**

Chairman Richard Felton summed up item j

-at least one person from Council and one person from the Planning Commission be present any time the City is in a formal negotiation on the design of the PUD

-when the PUD hits our meetings at least one person will be able to talk to the background on how we got to that point

Resident John Bickerstaff addressed a question from the Commission on why we need more information in the

ordinance

- the ordinance needs to describe who the City's negotiator is
- if you are going to be a member of the negotiating team you need to be able to have an input
- you don't want to be caught in the blind because the City will agree to something you don't agree with
- they keep negotiating things that are not negotiable in a PUD such as size of streets, lots, and water lines

Commissioner Marva Oard made a motion to approve item j. Motion was **seconded** by Bryan Seale.

**The Vote was:**

**AYE:** Chairman Richard Felton, Commissioner Marva Oard and Commissioner Bryan Seale

**NAY:** None

**7. NEW BUSINESS - Unplanned Items**

None

**8. ADMINISTRATION REPORT - (Oral) City Manager, Engineer, C and Attorney.**

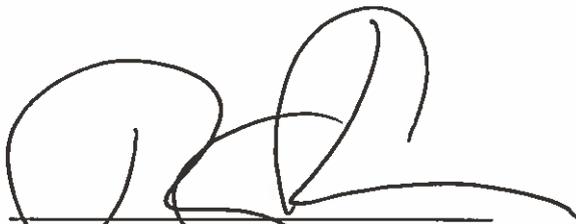
None

**9. COMMISSIONER'S COMMENTS – Oral Comments**

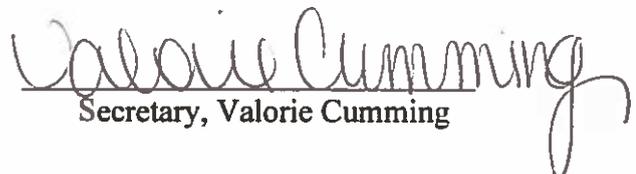
- Commissioner Marva Oard addressed the Commission
- taken aback at our last meeting when Mr. Cardwell made the announcement that he was told he would no longer be on the Planning Commission
  - sad that someone with his knowledge and expertise and we can't find a way to work together
  - I got on this board so that I would learn and part of me learning was because of Mr. Cardwell and Mr. Felton
  - not having Mr. Cardwell on the Commission is a huge loss for the City

- Chairman Richard Felton finished by saying
- on the Commission 6 years with Ron
  - Kevin and Ron will be missed and appreciate anyone who volunteers for this Commission
  - reminded everyone that this is a voluntary duty that serves at the pleasure of the City Council

**1) 10. ADJOURN – Chairman Richard Felton adjourned the meeting at 7:26pm.**



Chairman, Richard Felton



Secretary, Valorie Cumming

