

**PLANNING COMMISSION MEETING**  
**Piedmont Civic Center – 314 Edmond Road Northwest**  
**Monday, August 4, 2014, 6:30 PM**

**MEMBERS PRESENT:** Chairman Richard Felton, Commissioner Steve Morris and Commissioner Eric Berger

**ABSENT:** Commissioner Ron Cardwell

**STAFF PRESENT:** Community Development Director Wade Harden and City Attorney Mike Segler

1. **CALL TO ORDER** – Chairman Richard Felton called meeting to order at 6:31pm.
2. **ROLL CALL** – Community Development Director Wade Harden 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 the Minutes for the Planning Commission meeting held on May 5, 2014.**
  - b. **Approval of the Minutes for the Planning Commission meeting held June 2, 2014.**

Commissioner Steve Morris made a motion to approve item 3a. Minutes from May 5, 2014 Planning Commission meeting. Motion was **seconded** by Commissioner Eric Berger.

**The Vote was:**

**AYE:** Commissioner Steve Morris, Commissioner Eric Berger, and Chairman Richard Felton

**NAYE:** None

4. **CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA**

Minutes from June 2, 2014 need to be voted on during next meeting when Commissioner Ron Cardwell is present.

5. **HEARING OF CITIZENS** -Topics to include those items *not listed in the agenda*  
Citizen Bill Long addressed the Commission with concerns about meetings being rescheduled for the Volterra development. Neighbors wish to be present at the meetings but all of the rescheduling of meeting is making it difficult.

Chairman Richard Felton explained that it is not in the Planning Commissions power to make a developer be present. Suggested that the meeting be pushed out a couple of months so interested parties can plan for the meeting.

6. **BUSINESS ITEM**

**MOTION TO OPEN PUBLIC HEARING**

- a. **PUBLIC HEARING ON A PRELIMINARY PLAT FOR CONSIDERATION ON MAGNOLIA MEADOWS, THE PROPERTY IS OWNED BY CINDY BOEVERS AND RETA STRUBHAR AND IS DESCRIBED AS FOLLOWS:**

The West Half of the Southeast Quarter (W/2 SE/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, Being more particularly described as follows: A part 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 follow: Beginning at the Southeast corner of the Southeast Quarter (SE/4) of Section 35, T14N, R5W, I.M.; Thence North 90°40'35" West a distance of 1324.32 feet to the Point of Beginning; Thence North 00°12'32" West a distance of 2661.92 feet; Thence South 89°25'04" West a distance of 1324.90 feet; Thence South 00°14'10" East a distance of 2653.30 feet; Thence North 89°47'27" East a distance of 1324.38 feet to the Point or Place of Beginning.

Generally located on the North Side of Washington Street NE. One-half (1/2) mile East of the intersection of Washington Street NE and Sara Road NE.

**MOTION TO CLOSE PUBLIC HEARING**

- b. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE PRELIMINARY PLAT FOR MAGNOLIA MEADOWS, A PROPERTY OWNED BY CINDY BOEVERS AND RETA STRUBHAR AND IS DESCRIBED AS FOLLOWS:**

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

Director of Community Development Wade Harden provided a breakdown of

the development. 109 lots, 107 lots are single families, 2 are open common areas RE2 lots with aerobic systems, 100 feet minimum building frontage, ties into Emerald Point neighborhood. Fire Chief has approved plans and plat exceeds all fire requirements. Sidewalks are required – interior sidewalks are built with each home and once the plat is at 80% the remaining sidewalks are to be completed. Exterior sidewalks will be completed in phase one. Developer is providing excel and de-cell lanes on Washington.

Commissioner Eric Berger questioned the flood plain; Community Development Director Wade Harden provided a break down to the flood plain. Discussion continued about drainage. Streets are curb and gutter which assist with the flow of the drainage. Discuss occurred about Bar Ditches vs. Open Channel flow drainage.

Questions about 2 entrances and dividing the entrance. Questions about thru streets vs. cul-de-sacs how traffic will flow and emergency situations.

Commissioner Eric Berger stated that he would like the street to go thru to 164<sup>th</sup> street, public policy stand point the street should continue through.

Street does meet all requirements of the City code.

Warren Peacock offered to adjust plans to allow street to connect thru to 164<sup>th</sup> street.

Commissioner Eric Berger made a motion to approve the Preliminary Plat with 2 adjustments:

- Adjust property line on lot 16; block 6 before submitted to Council.
- Change street to connect straight thru to 164<sup>th</sup> street.

Motion was **seconded** by Commissioner Steve Morris.

**The Vote was:**

**AYE:** Commissioner Steve Morris, Commissioner Eric Berger, and Chairman Richard Felton

**NAYE:** None

7. **NEW BUSINESS - Unplanned Items**  
None

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

Divide Ordinances into smaller items such as a zoning ordinance each meeting, so

we can move forward with the new ordinances.

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

Commissioner Eric Berger asked if the Zoning Ordinance can be broken up into chapter on the web – site instead of a 900 page PDF.

10. **ADJOURN- Chairman**

Chairman Richard Felton adjourned meeting at 7:12 pm.



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Chairman, Richard Felton



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Secretary, Mary Ramsey