

**AGENDA SUMMARY
PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, May 4, 2015, 6:30 PM**

MEMBERS PRESENT: Commission Ron Cardwell, Commissioner Eric Berger and Commissioner Marva Oard

ABSENT: Chairman Richard Felton

STAFF PRESENT: Community Development Director Wade Harden, City Attorney Mike Segler, City Engineer Pat Garrett and Secretary Mary Ramsey

1. **CALL TO ORDER** – Commissioner Ron Cardwell called Planning Commission meeting to order at 6:30 pm
2. **ROLL CALL** – City Secretary Mary Ramsey 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 February 2, 2015.**

Commission Ron Cardwell asked for a correction, Ron Cardwell was recorded as present and he was not at the meeting.

Commissioner Marva Oard made a motion to approve Planning Commission meeting minutes from the February 2, 2015 meeting. Motion was **seconded** by Commissioner Eric Berger.

The Vote was:

AYE: Commissioner Eric Berger and Commissioner Marva Oard.

NAYE: None

ABSTAIN Commissioner Ron Cardwell

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**

Business item 6a & b have been removed from the agenda, due to an error in the notification

a. **CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL APPLICATION FOR REZONING AND SUBMISSION OF A PUD MASTER DESIGN STATEMENT OF SKYLINE NORTH ADDITION, REQUESTED BY WINDING CREEK LIMITED PARTNERSHIP FOR A 30.446 ACRE RESIDENTIAL USE OF THE FOLLOWING DESCRIBED PROPERTY:**

A tract of land in the Northwest Quarter (NW/4) of Section THIRTY-TWO (32), Township FOURTEEN (14) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter (NW/4);

THENCE N 89°31'30" E along the North line of said Northwest Quarter (NW/4) a distance of 481.42 feet to the POINT OF BEGINNING; Thence continuing N 89°31'30" E along the North line of said Northwest Quarter (NW/4), a distance of 335.32 feet; Thence S 00°01'22" E a distance of 534.84 feet; Thence N 89°31'30" E parallel with the North line of said Northwest Quarter (NW/4), a distance of 501.49 feet to a point on the East line of the West Half (W/2) of said Northwest Quarter (NW/4); Thence S 00°01'22" E along the East line of the West Half (W2) of said Northwest Quarter (NW/4), a distance of 1477.26 feet; Thence S 89°55'54" W a distance of 736.49 feet; Thence N 12°18'37" W a distance of 76.80 feet; Thence N 04°00'58" W a distance of 98.96 feet; Thence N 15°12'07" W a distance of 77.78 feet; Thence N 03°18'24" E a distance of 57.14 feet; Thence N 01°51'45" E a distance of 298.02 feet; Thence N 00°00'00" W a distance of 507.88 feet; Thence N 13°51'45" W a distance of 119.30 feet; Thence on a curve to the left with an arc length of 43.20 feet, a radius of 272.75 feet, a chord bearing of N 18°26'46" W and a chord length of 43.16 feet; Thence N 23°01'48" W a distance of 71.92 feet; Thence N 00°00'00" E a distance of 671.49 feet to the POINT OF BEGINNING.

The property is located at the SE corner of Edmond Road and Cemetery Road.

MOTION TO CLOSE PUBLIC HEARING

- b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL APPLICATION FOR REZONING AND SUBMISSION OF A PUD MASTER DESIGN STATEMENT OF SKYLINE NORTH ADDITION, REQUESTED BY WINDING CREEK LIMITED PARTNERSHIP FOR A 30.446 ACRE RESIDENTIAL USE OF THE FOLLOWING DESCRIBED PROPERTY:

- c. CONDUCT A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE CITY ZONING ORDINANCE; AMENDMENTS, VALIDITY, ENACTMENT CHAPTER 9-1.7 ADDING LANGUAGE CONCERNING REVOCATION OF A PLANNED UNIT DEVELOPMENT.

Community Development Director Wade Harden provided a brief description of the new language being added to the ordinance. Once the PUD is approved, the owner needs to submit a preliminary platt within 2 years of the date of approval from the City Council. Please note submit, not an approval of the submitted preliminary platt. Then the preliminary platt would go through the process of Planning Commission and City Council. From that point forward it would follow standard protocol for the time line for the final platt. As it is drafting in the ordinance the final platt is when the vesting takes place. Once the platt is submitted, filed and approved by the City Council it is vested. If they do not follow those procedures then it reverts back to the original zoning district.

Also an extension can be granted, the owner would have to request it from the City Manager. A written extension can be granted, that is a one time, one year extension.

Citizen Bill Long spoke about the State statutes that are available to help the Commission make decisions.

Citizen John Bickerstaff commented the ordinance is not clear on who does the negotiating on the PUD, or how the negotiations will be done. In the past the State statute has not been followed. Feels that who does the negotiation of the PUD should be made more clear, in the past it has been very lacking.

Discussion occurred among the audience, Commissioner and City Attorney.

Commissioner Eric Berger made a motion to close the public hearing at 6:54p.m. Motion was **seconded** by Commissioner Marva Oard.

The Vote was:

AYE: Commissioner Eric Berger, Commissioner Ron Cardwell and
Commissioner Marva Oard.

NAYE: None

d. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN
AMENDMENT TO THE CITY ZONING ORDINANCE; AMENDMENTS,
VALIDITY, ENACTMENT CHAPTER 9-1.7 ADDING LANGUAGE
CONCERNING REVOCATION OF A PLANNED UNIT DEVELOPMENT.**

Commissioner Eric Berger made a motion to approve Business item 6d. Motion was **seconded** by Commissioner Marva Oard.

The Vote was:

AYE: Commissioner Eric Berger, Commissioner Ron Cardwell and
Commissioner Marva Oard.

NAYE: None

7. **NEW BUSINESS - Unplanned Items**

None

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

None

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

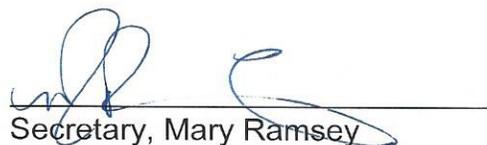
Commissioner Eric Berger – Thank you to everyone for coming, sorry if you did not get notice or late notice on the change in the agenda items.

10. **ADJOURN-**

Commission Ron Cardwell adjourn Planning Commission meeting at 6:56 p.m



Chairman, Richard Felton



Secretary, Mary Ramsey