

**AGENDA SUMMARY**  
**SPECIAL PLANNING COMMISSION MEETING**  
**Piedmont Civic Center – 314 Edmond Road Northwest**  
**Monday, July 13, 2015, 6:30 PM**

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

**ABSENT:** None

**STAFF PRESENT:** City Manager Jim Crosby, City Attorney Mike Segler, City Engineer Pat Garrett and Secretary Mary Ramsey

**1. SWEAR IN NEW COMMISSIONERS**

Chairman Richard Felton conducted the swearing in of Commissioner Bryan Seale and Commissioner Kevin Hopkins

**2. CALL TO ORDER** –Chairman Richard Felton called the Planning Commission meeting to order at 6:32 pm.

**3. ROLL CALL** – Secretary Mary Ramsey called roll. A quorum was present.

**4. 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 May 4, 2015.**

b. **Approval of the Minutes for the Planning Commission meeting held May 11, 2015**

c. **Approval of the Minutes for the Planning Commission meeting held June 1, 2015**

Commissioner Ron Cardwell identified several mistakes and asked for corrections. Commissioner Marva Orad made a motion to approve Planning Commission minutes for May 4<sup>th</sup>, May 11<sup>th</sup> and June 1<sup>st</sup> Planning Commission meetings with amendments. Motion was **seconded** by Commissioner Ron Cardwell

**The Vote was:**

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

**NAYE:** None

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

None

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

None

**7. BUSINESS ITEM**

**MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION**

- a. **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 33.54 ACRE RESIDENTIAL USE OF THE FOLLOWING DESCRIBED PROPERTY:**

Basis of Bearing is N 89°31'30" E along the North line of the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Fourteen (14) North, Range Five West of the Indian Meridian, Canadian County, Oklahoma.

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 461.40 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 355.33 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 (W/2) of said Northwest Quarter (NW/4), a distance of 1496.77 feet;

Thence N 89°54'48" W a distance of 753.15 feet; Thence N 12°18'37" W a distance of 91.79 feet; Thence N 04°00'58" W a distance of 98.45 feet; Thence N 15°12'07" W a distance of 79.08 feet; Thence N 58°09'25" W a distance of 250.74 feet; Thence N 26°12'13" E a distance of 344.10 feet; Thence N 89°59'56" E a distance of 74.21 feet; Thence N 00°00'04" W a distance of 259.07 feet; Thence N 90°00'00" W a distance of 115.26 feet; Thence N 00°00'00" W a distance of 176.34 feet; Thence N 90°00'00" E a distance of 111.81 feet; Thence N 13°51'45" W a distance of 102.48 feet; Thence on a curve to the left with an arc length of 40.00 feet, a radius of 250.00 feet, a chord bearing of N 18°26'46" W and a chord length of 39.96 feet; Thence N 23°01'48" W a distance of 75.99 feet; Thence N 00°00'00" W a distance of 675.40 feet to the POINT OF BEGINNING. Said tract contains an area of 1461003.54 square feet or 33.540 acres, more or less.

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

Chairman Richard Felton provided a recap of the prior meeting and items that were to be changed in the PUD.

- Development will occur in 3 phases
- Clarification was needed on when the ADA ramps would be installed
- Increase the lot sizes on the east side of the development. The lots that backed up to Golden Hills.
- Extend the Pedestrian easements to 10 feet in width.
- Create Fire Fighter access to extend the road, this was determined it was feasible from the engineers point of view in the 1<sup>st</sup> phase. Temporary gravel cul-de-sacs will be put in similar to what was put in at Town Center.

Warren Peacock – representative for the Developer clarified the following:

- The Development will occur in 4 phases
- Entrance to Golden Hills is 828 feet east of this development entrance on Edmond Rd.
- Lots on the east side at are adjacent to Golden Hills have been increased to 105 feet in width. Golden Hills lots are 100 feet wide.
- 50 feet temporary turn arounds will be create at the end of each section as the development is developed for Fire Fighter access.
- Pedestrian easements have been increase to 10 feet.
- Transition lanes of 150 feet long and 12 feet wide have been added at the entrance.

Discussion among the Commission occurred

Warren Peacock agreed to:

- Clean up of the conceptual PUD document and for it to match the Master Plan document.
- Clarify landscaping and lighting
- Bay windows will not encroach into set backs
- Correction the development is planned to be 3 phases not 4 phases
- Language added that the development will not exceed a determined number of phases.
- Clarify set back language on the side yards

Chairman Richard Felton made a motion to follow Staff recommendation and approve the PUD Master plan of Skyline North addition. With the clarification of the set back language, landscaping detail at the entrance and PUD drawing clean up and to match final document. Motion was **seconded** by Bryan Seale.

**The Vote was:**

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

**ABSTAIN:** Commissioner Ron Cardwell

**NAYE:** Commissioner Marva Oard

**8. NEW BUSINESS - Unplanned Items**

None

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

None

**10. COMMISSIONER’S COMMENTS – Oral Comments**

Commissioner Kevin Hopkins commented that he is looking forward to being on the Commission. Take the responsibility of serving on this board very seriously.

Commissioner Ron Cardwell asked City Manager Jim Crosby about the amended of the City Ordinance about the revocation of the PUD. What will happen next? City Manager Jim Crosby explained the item will appear on the next Planning Commission agenda Welcome to Kevin and Bryan. Apology the new Commissioners did not receive their packets until today. That should not have happened.

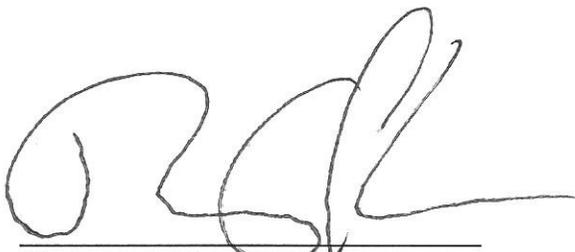
Commissioner Bryan Seale commented he has lived in Piedmont a long time and happy to serve.

Commissioner Marva Oard – no comments, happy to be here also.

Chairman Richard Felton – look around because we have now have 5 Planning Commissioners. Welcome.

11. **ADJOURN-** Chairman

Chairman Richard Felton adjourned meeting at 7:12pm.



---

Chairman, Richard Felton



---

Secretary, Mary Ramsey