

PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, August 3, 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. **CALL TO ORDER** – Chairman Richard Felton called the Planning Commission meeting to order at 6:30 pm.
2. **ROLL CALL** – 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 Minutes for the Special Planning Commission meeting held July 13, 2015.**

Commissioner Ron Cardwell made a motion to approve the minutes from the Special Planning Commission meeting on July 13, 2015. Motion was **seconded** by Commissioner Marva Oard.

The Vote was:

AYE: Commissioner Ron Cardwell, 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

Citizen Bill Long- The PUD ordinance has stopped in motion, things have not occurred.
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Many things are under construction, needing to be repaired and modernized. I would suggest that you might appeal to the City to hold off on some of things until you can get those important ordinances and direction completed before you are compelled to take action on things you do not have clear direction. Hope that you will look back through some of the record at how much time and effort trying to get some of those things fixed. They are stuck on high and center and have been for more than a year. So those coming before you have clear direction on what to expect.

6. **BUSINESS ITEM**

MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION

a. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE FINAL PLAT FOR AUTUMN CHASE AT TOWN CENTRAL & HAWK'S LANDING AT TOWN CENTRAL. THE PROPERTY IS FURTHER DESCRIBED AS FOLLOWS:**

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter (NW/4); Thence S 00°00'12" E along the West line of said Northwest Quarter (NW/4), distance of 880.00 feet; Thence N 89°59'48" E a distance of 520.00 feet to the POINT OF BEGINNING, said point being the Southeast corner of a tract of land described in Warranty Deed recorded in Book 3131, Page 235; Thence N 00°00'12" W along the East line of said Warranty Deed, a distance of 50.00 feet; Thence N 89°59'48" E a distance of 523.51 feet; Thence N 00°00'12" W a distance of 507.19 feet to a point on the South line of the recorded plat of CORNMAN PROPERTIES NUMBER 1; Thence N 89°36'07" E along the South line of said recorded plat, a distance of 276.43 feet to the Southeast corner of said recorded plat; Thence N 00°00'12" W along the East line of said recorded plat, a distance of 7.50 feet; Thence N 89°59'48" E a distance of 697.98 feet; Thence S 00°00'12" E a distance of 478.79 feet; Thence S 41°16'53" W a distance of 37.57 feet; Thence on a curve to the right with an arc length of 159.42 feet, a radius of 1325.65 feet, a chord bearing of S 86°33'06" W and a chord length of 159.33 feet; Thence S 89°59'48" W a distance of 595.63 feet; Thence S 00°00'12" E a distance of 100.00 feet; Thence N 89°59'48" E a distance of 95.00 feet; Thence S 00°00'12" E a distance of 325.03 feet; Thence S 89°59'48" W a distance of 294.40 feet; Thence N 00°00'12" W a distance of 325.03 feet; Thence S 89°59'48" W a distance of 518.45 feet to a point on the East line of a tract of land described in Warranty Deed recorded in Book 2907, Page 788; Thence N 00°00'12" W along the East line of said Warranty Deed a distance of 50.00 feet to the Northeast corner of said Warranty Deed; Thence S 89°59'48" W along the North line of said Warranty Deed, a distance of 0.60 feet to the POINT OF BEGINNING.

This property is more commonly known to be located South of Edmond Road Northeast and East of Piedmont Road N with access to the site provided by Gooder Simpson Boulevard, approximately 835 feet south of Edmond Road Northeast off the east side of Piedmont Road North.

Chairman Richard Felton clarified with Commissioner Ron Cardwell if he had an issue with the ownership.

Commissioner Ron Cardwell answered no.

Warren Peacock – representing the developer. Everything has been completed in accordance with the cities approved plans.

Marva Oard- asked if the development will have one entrance and one exit.

Warren Peacock explained during this phase there is one in and out, with a divided bld.

Chairman Richard Felton clarified the temporary turn around on two dead ends.

Warren Peacock- confirmed that the temporary turn around will be there. Will also provide a temporary easement for the retention pond. Storm sewer and flume that goes off the northeast, easement is missing on the Platt. It will be added before final Platt goes to City Council.

Commissioner Ron Cardwell – noted a drainage easement that needs to be added from Gooder Simpson on the low point. Drainage easement has to be maintained.

Warren Peacock agreed to provide a temporary drainage in the easement.

Commissioner Ron Cardwell-

- Sidewalk does not connect pass the opening in the curb, this has already caused some erosion, issues with the grading surprised City Staff accepted this, already has minor loss under the curb.
- Sidewalk should be on both side of the blvd. it is only on one side.
- Auburn Circle, no curb ramps – missing on the south corner.
- A lot of standing water out there on the pavement especially on the blvd. entrance
- Storm pond should be sodded and have 4 to 1 slopes, it has neither.
- Should also have a trickle channel from the inlet pipe to the outlet

pipe.

- Very concerned and disappointed that the City Staff accepted so of these construction items.

City Staff needs to go back and compare the PUD to the construction drawings. Things are being over looked.

Chairman Richard Felton asked Commissioner Ron Cardwell if he had any of issues that need to be addressed. He indicated he did not.

Chairman Richard Felton clarified items that need to adjusted.

- Temporary turn around easement need to added.
- Easement for the detention pond.
- Easement for drainage at flume on Gooder Simpson to the north.

Commissioner Ron Cardwell made a motion to approve the final platt with the addition of temporary easements for the turn arounds, detention pond and drainage flume on Gooder Simpson. Clarification of the phase/development name and receipt of the water maintenance bond. Motion was **seconded** by Commissioner Kevin Hopkins.

The Vote was:

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

NAYE: Commissioner Marva Oard

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

Discussed occurred among the Commissioners.

Item will be continued to next regular scheduled Planning Commission meeting.

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

Discussion occurred among the Commissioners.

Item will be continued to next regular scheduled Planning Commission meeting.

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 Marva Oard – Not anti growth, we send things to City Council with amendments. Very important to me that we send things to Council without amendments. Prefer to see things clear before they move forward.

Commissioner Kevin Hopkins – no comment

Commissioner Bryan Seale – no comment

Commissioner Ron Cardwell –

This item should not have come before the Commission without drainage easements. City Staff has to do a better job adhering to the requirements of the PUD.

Cross walks, sidewalks, the plans need to be reviewed. The detention pond does not have a spillway, should have a grass line soil, sidewalk crossing a flume needs to have a flume.

Paving holds a lot of water, paving is a pond out there, and it is not draining. The paving is 3/4 "higher than the gutter in many places. The PUD talks about Paving concrete cross walks, non of that is out there.

If we are not going to follow the ordinances we have in place then we should just throw them away and let people do whatever they want.

I feel like I have to do City Staffs job and I should not.

Chairman Richard Felton – Bill we hear you.

10. **ADJOURN- Chairman**

Chairman Richard Felton adjourned meeting at 7:24pm



Chairman, Richard Felton



Secretary, Mary Ramsey