

AGENDA SUMMARY
SPECIAL PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, November 9, 2015, 6:30 PM

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

ABSENT: Commissioner Marva Oard

STAFF PRESENT: City Attorney Mike Segler, Community Development Director John Moore, Community City Planner Cindy Wright, Fire Chief Andy Logan, and City Engineer Pat Garrett

1. **CALL TO ORDER** – Chairman Richard Felton called 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 2016 Meeting Dates.**
 - b. **Approval of Minutes for the Planning Commission meeting held October 5, 2015.**

Commissioner Kevin Hopkins made a motion to approve the Consent Agenda. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

AYE: Commissioner Ron Cardwell, Commissioner Bryan Seale, Commissioner Kevin Hopkins 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
None

6. BUSINESS ITEM

Commissioner Ron Cardwell made a motion to open item 6a for discussion. Motion was **seconded** by Commissioner Kevin Hopkins.

The Vote was:

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

NAYE: None

a. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL APPLICATION FOR REZONING AND SUBMISSION OF A PUD MASTER DESIGN STATEMENT OF GRIFFITH CREEK ADDITION, REQUESTED BY CASTLE CUSTOM HOMES, LLC, FOR A 40.48 ACRE RESIDENTIAL AND COMMERCIAL USE OF THE FOLLOWING DESCRIBED PROPERTY:

A tract of land being the Southeast Quarter (SE/4) 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 and further described as follows:

Beginning at the Southeast corner of said Southeast Quarter (SE/4); Thence S89°47'38"W as the basis of bearing on the South line of said Southeast Quarter (SE/4) a distance of 1324.17 feet to the Southwest corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); Thence N00°15'42"W a distance of 1330.08 feet to the Northwest Corner of the Southeast Quarter

(SE/4) of said Southeast Quarter (SE/4); Thence N89°38'32"E a distance of 1323.54 feet to the Northeast Corner of the Southeast Quarter (SE/4) of said Southeast Quarter (SE/4); Thence S00°17'18"E on the West line of said Southeast Quarter (SE/4) a distance of 1333.59 feet to the Point of Beginning.

Generally located at the NW corner of the intersection of 164 Street NW and Morgan Road.

City Planner Cindy Wright provided an update on the PUD.

4 outstanding items from the prior meeting that the Developer was asked to address.

- Landscaping subdivision buffer
- Setback for Commercial lot
- Protrusion of windows into the setbacks
- Clarifying the language of the intensity of the Commercial lot.

All items have been addressed and changes made to the design plan.

City Engineer Pat Garrett – addressed concerns with water pressure. He has looked at the water study. He is able to get enough water for residential; he is not able to get enough water for fire safety. He is still working on the water study and will have additional information at a later date.

DEQ requirement without public water, lot sizes must be $\frac{3}{4}$ of an acre. 6 inch water line.

Commissioner Ron Cardwell commented on the light regulation. Wanted to make sure lighting is provided at each street as they intersect with the main roads.

City Planner Cindy Wright recommended adding additional language to the design plan about street lighting.

Commissioner Ron Cardwell discussed improvement that will be needed to the culvert out on the main road. The culvert is the responsibility of the City and the developer should not have to provide the improvements to the culvert.

Commissioner Kevin Hopkins made a motion to send item onto City Council with the addition of Section 9.3 street regulation development is to meet City of Piedmont minimum requirements. Motion was **seconded** Commissioner Ron Cardwell.

The Vote was:

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

NAYE: None

ABSTAIN: Commissioner Bryan Seale

Commissioner Ron Cardwell made a motion to open discussion on item 6b. Motion was **seconded** by Commissioner Kevin Hopkins.

The Vote was:

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

NAYE: None

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

Chairman Richard Felton clarified the definition of a cul-de-sac design standard; cul-de-sac cannot be more than 1000ft or more than 30 houses. Would like more definition on what an outlet is. Clarify an outlet as an exit from the subdivision. Would like an outlet definition as secondary means of egress from the development, language added to the ordinance and get it sent on to City Council.

More than one outlet at time of development, Stub streets would not count as an outlet, if no development is occurring at that outlet. Once the development has reached 30 lots, the second outlet must be punched through. No allowance for exception, Cul-de-sacs are not to exceed at 1000 feet.

City Attorney Mike Segler suggested adding an example to the ordinance. No cul-de-sac over 1000 feet shall have/ service more than 30 residential lots.

Commissioner Ron Cardwell made a motion to send changes to ordinance onto City Council for approval, definition of an outlet added; outlet is defined as a means of secondary egress to an adjacent development or a section line, secondary outlet are to be added when the development exceeds 30 residential lots. Changes to the cul-de-sac ordinance are to be no cul-de-sac over 1000 feet shall have more than 30 residential lots without a second outlet. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

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

NAYE: None

Commissioner Kevin Hopkins made a motion to discuss item 6c. Motion was **seconded** by Commissioner Bryan Seale.

The Vote was:

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

NAYE: None

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

Commissioner Ron Cardwell made a motion to set item up for Public Hearing for December Planning Commission meeting. Motion was **seconded** by Commissioner Kevin Hopkins.

The Vote was:

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

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 Bryan Seale – no comment

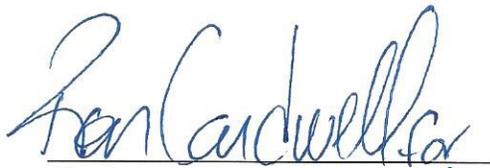
Commissioner Ron Cardwell – no comment

Commissioner Kevin Hopkins – no comment

Chairman Richard Felton - Close to getting something done because we are sending things to Council that is not development. In December would like to see septic systems and large animal ordinance on the agenda.

10. ADJOURN- Chairman

Chairman Richard Felton adjourn meeting at 7:24 pm



Chairman, Richard Felton



Secretary, Mary Ramsey