

PLANNING COMMISSION MEETING MINUTES
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, March 12, 2012

MEMBERS PRESENT: Chairman Richard Felton, Vice Chairman Steve McCormick, Commissioners Ron Cardwell, Judy Richards, and Eric Berger

MEMBERS ABSENT: None

STAFF PRESENT: City Manager Jim Crosby; Community Development Director Arti Patel; City Engineer Joe Davis; City Attorney Mike Segler; Secretary Brandy Cherry

1. CALL TO ORDER

Chairman Richard Felton called the Planning Commission meeting to order at 7:00 P.M.

2. ROLL CALL

Secretary Brandy Cherry called the roll. There was a quorum present. There were approximately 20 citizens in the audience.

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 on January 9, 2012.**

Commissioner Ron Cardwell made a motion, seconded by Commissioner Judy Richards to approve consent agenda item (a) as presented. The vote was:

AYE: Chairman Richard Felton, Vice Chairman Steve McCormick, Commissioners Ron Cardwell, Judy Richards and Eric Berger

NYE: 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**

- a) **CONDUCT A PUBLIC HEARING ON A PRELIMINARY PLAT, (EMERALD POINTE EAST ADDITION), BY CINDY BOEVERS AND RETA STRUBHAR, AS REPRESENTED BY WARREN PEACOCK, P.E., P.O. BOX 720936 OKLAHOMA CITY, OK 73172 CONTAINING 80.82 ACRES MORE OR LESS MORE SPECIFICALLY DESCRIBED AS A TRACT OF LAND IN PIEDMONT, CANADIAN COUNTY, OKLAHOMA**

Warren Peacock spoke about the Emerald Pointe East Addition. He stated that it is compatible with the same types of developments that have been ongoing in the area. There was a discussion between the Commissioners and Mr. Peacock regarding this last phase of the development.

Chairman Richard Felton stated that the Planning Commission will move on to the public hearing and if there are any questions Mr. Peacock can return and address them. There were no public comments.

- b) **CONSIDERATION AND POSSIBLE ACTION ON A PRELIMINARY PLAT, (EMERALD POINTE EAST ADDITION), BY CINDY BOEVERS AND RETA STRUBHAR, AS REPRESENTED BY WARREN PEACOCK, P.E., P.O. BOX 720936 OKLAHOMA CITY, OK 73172 CONTAINING 80.82 ACRES MORE OR LESS MORE SPECIFICALLY DESCRIBED AS A TRACT OF LAND IN PIEDMONT, CANADIAN COUNTY, OKLAHOMA**

Community Development Director, Arti Patel, stated the zoning concurs. There was a list of 14 items that have been given to Mr. peacock and he has agreed that he will abide by them.

Community Development director also stated the fees for the application need to be resolved before the item is moved to the City Council for review.

There was a discussion about the 14 items which need to be incorporated into the Preliminary Platt.

Chairman Richard Felton stated for the record that he would not like to see the fees waived for this project. City Manager assured him the fees would not be

waived.

Commissioner Ron Cardwell made a motion, seconded by Vice Chairman Steve McCormick to accept the Preliminary Platt as submitted incorporating items 1-14 as recommended. **The vote was:**

AYE: Chairman Richard Felton, Vice Chairman Steve McCormick, Commissioners Ron Cardwell, Judy Richards and Eric Berger

NYE: None

- c) CONDUCT A PUBLIC HEARING ON AN ORDINANCE AMENDING THE CITY OF PIEDMONT COMPREHENSIVE PLAN 2020 LAND USE MAP FROM THE PROPOSED FUTURE LAND USE AND REZONE THE PROPERTY FROM A-1 (AGRICULTURAL) TO SKYLINE NORTH PLANNED UNIT DEVELOPMENT (PUD) BY WINDING CREEK LIMITED PARTNERSHIP GENERAL PARTNER PHIL BOEVERS, AS REPRESENTED BY WARREN PEACOCK, P.E., P.O. BOX 720936 OKLAHOMA CITY, OK 73172 AND CONTAINS APPROXIMATELY 76.34 ACRES MORE OR LESS, MORE SPECIFICALLY DESCRIBED AS A TRACT OF LAND IN PIEDMONT, CANADIAN COUNTY, OKLAHOMA

Planning Commission received comment from Gabe Bass, the attorney for developer Phil Boever, regarding the withdrawal of the PUD application. The PUD application was withdrawn.

- d) CONSIDERATION AND ACTION ON AN ORDINANCE AMENDING THE CITY OF PIEDMONT COMPREHENSIVE PLAN 2020 LAND USE MAP FROM THE PROPOSED FUTURE LAND USE AND REZONE THE PROPERTY FROM A-1 (AGRICULTURAL) TO SKYLINE NORTH PLANNED UNIT DEVELOPMENT (PUD) BY WINDING CREEK LIMITED PARTNERSHIP GENERAL PARTNER PHIL BOEVERS, AS REPRESENTED BY WARREN PEACOCK, P.E., P.O. BOX 720936 OKLAHOMA CITY, OK 73172 AND CONTAINS APPROXIMATELY 76.34 ACRES MORE OR LESS, MORE SPECIFICALLY DESCRIBED AS A TRACT OF LAND IN PIEDMONT, CANADIAN COUNTY, OKLAHOMA

Commissioner Judy Richards made a motion, seconded by Vice Chairman Steve McCormick to postpone items (c) and (d) indefinitely. **The vote was:**

AYE: Chairman Richard Felton, Vice Chairman Steve McCormick, Commissioners Ron Cardwell, Judy Richards and Eric Berger

NYE: None

7. NEW BUSINESS - Unplanned Items

None

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

Community Development Director wanted to remind the Planning Commission that the ONL Workshop is on May 4, 2012. If any of the Commissioners plan to attend please notify her for registration purposes.

9. COMMISSIONER'S COMMENTS – Oral Comments

Vice Chairman Steve McCormick welcomed the new City Engineer and the new City Attorney. He hopes that it is a long and prosperous relationship.

10. ADJOURN- Chairman

Meeting was adjourned at 7:29 p.m.

ATTEST:

Chairman Richard Felton

Secretary Brandy Cherry