

**AGENDA SUMMARY**  
**PLANNING COMMISSION MEETING**  
**Piedmont Civic Center – 314 Edmond Road Northwest**  
**Monday, June 3, 2013, 6:30 PM**

**MEMBERS PRESENT:** Commissioner Eric Berger, Commissioner Steve Morris, Commissioner Mike Bell and Chairman Richard Felton

**ABSENT:** Commissioner Ron Cardwell

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

1. **CALL TO ORDER:** Chairman Richard Felton called the Planning Commission meeting to order at 6:30 p.m.
2. **ROLL CALL** – Secretary Mary Ramsey called roll. There was a quorum present. There approximately 12 people 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 May 6, 2013.**

Commissioner Mike Bell made a motion to approve the Consent Agenda. It was **seconded** by Commissioner Steve Morris.

**The Vote was:**

**AYE:** Commissioner Mike Bell, Commissioner Steve Morris, and Commissioner Eric Berger.

**NAYE:** None

**ABSTAIN:** Chairman Richard Felton

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. **PUBLIC HEARING ON A REQUEST TO REZONE AN AREA FOR REZONING FROM A-1 (GENERAL AGRICULTURE) TO RS-3 (RESIDENTIAL SINGLE FAMILY) SUBJECT TO APPROVAL OF THE REQUESTED DISTRICT REZONING FOR PROPERTY OWNED BY WINDING CREEK LIMITED PARTNERSHIP. THE PROPERTY IS DESCRIBED AS FOLLOWS:**

Generally located Southeast of the intersection of Cemetery Road and Edmond Road. West of the Golden Hills Subdivision and north of the Skyline Estates Subdivision.

A part of 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: Beginning at the Northwest corner of said NW/4; Thence North 89°31'30" East on the North line of said NW/4 a distance of 816.73 feet; Thence South 00°01'22" East a distance of 534.84 feet; Thence North 89°31'30" East and parallel to the North line of said NW/4 a distance of 501.49 feet to a point on the East line of the W/2 of said NW/4; Thence South 00°01'22" East on said East line a distance of 1477.26 feet; Thence North 89°55'54" East a distance of 209.46 feet; Thence South 00°03'48" East a distance of 619.75 feet to a point on the South line of said NW/4; Thence South 89°54'35" West on said South line a distance of 1528.26 feet to the Southwest corner of said NW/4; Thence North 00°01'09" West on the West line of said NW/4 a distance of 2623.10 feet to the Point or Place of Beginning.

Community Development Director Wade Harden gave a presentation on the details of the rezoning of the site. Infrastructure will have to be improved at time of development.

Rezoning supports goals of 2030 Comp plan. Staff has received 12 protests from owners within 300 feet of area. Accounts for 2% of area. Primary concerns are traffic patterns, flood plain, small lots, stress on utilities and development of land.

Recommended changing parcel from agricultural to RS3.

Lisa Muller concerned about smaller lots and apartments being added into the parcel. Asked about lot sizes that are being planned. Concerned about water pressure, utilities.

Amy Hiron – resident of Golden Hills. Water pressure is current bad and adding new houses will decrease the current pressure. Road conditions in the area are bad and

can not support new development. Do not want small home being built.

Denny Weir – Skyline Housing Addition Homeowner president. Would like to city to see the city fix the roads that we have now before we start adding new developments. Homeowners have been told the area was a flood plain and 89er land so new development would not be possible. Against any new development.

Clifton Tardif – Involved in P3 process, residence said they love the small town; we are being pushed on growth. We came to Piedmont because of small America. Can not name 3 things that Piedmont has done to fix our infrastructure. Where is the traffic going to go?

**b. ACTION ON REQUEST TO REZONE AN AREA FOR REZONING FROM A-1 (GENERAL AGRICULTURE) TO RS-3 (RESIDENTIAL SINGLE FAMILY) SUBJECT TO APPROVAL OF THE REQUESTED DISTRICT REZONING FOR PROPERTY OWNED BY WINDING CREEK LIMITED PARTNERSHIP. THE PROPERTY IS DESCRIBED AS FOLLOWS:**

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Commissioner Eric Berger, has concerned about the RS3 medium density. Not a fan of small lots, tax money paid to State does not come back to Piedmont for road repair. Only retail tax pays for roads, that is why people push for growth. Has a concern with RS3 going onto this land due to lack of infrastructure.

Commissioner Mike Bell – concerned about Edmond Rd. If additional cars are added to

Edmond Rd it will be too much. The traffic from the High school and Primary School is already stressing the traffic flow and roads. Not in support of rezoning.

Commissioner Steve Morris – Can not support the rezoning because the RS3 is too small. The traffic will be too much. Need to develop a good traffic plan.

Chairman Richard Felton – Infrastructure development on this piece of land is some of the most difficult for any developer. If the developer is willing to try to put the infrastructure in place he should have the right to at least try to get it accomplish. Developers should have the opportunity to present the solutions to the City. Is in favor of the rezoning.

Commissioner Steve Morris made a motion to reject the rezoning. It was **seconded** by Commissioner Mike Bell.

**The Vote was:**

**AYE:** Commissioner Mike Bell, Commissioner Steve Morris, and Commissioner Eric Berger.

**NAYE:** Chairman Richard Felton

Rezoning did not pass.

**7. NEW BUSINESS - Unplanned Items**

None

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

None

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

**10. ADJOURN- Chairman 7:26 p.m.**

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**Chairman, Richard Felton**

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**Secretary, Mary Ramsey**