

AGENDA SUMMARY
PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, August 6, 2012, 7:00 PM

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

MEMBERS ABSENT: Commissioner Ron Cardwell

STAFF PRESENT: City Manager Jim Crosby, City Attorney Mike Segler,
City Planner Cindy Wright, Secretary Mary Ramsey

1. CALL TO ORDER

Chairman Richard Felton called Planning Commission meeting to order at 7:03pm

2. ROLL CALL

Secretary Mary Ramsey called roll. There was a quorum 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 the Minutes for the Planning Commission meeting on July 2, 2012.

Commissioner Mike Bell made a motion to approve Minutes for the Planning Commission Meeting on July 2, 2012. It was **seconded** by Commissioner Steve Morris.

The vote was:

AYE: Chairman Richard Felton, Commissioner Mile Bell, Commissioner Steve Morris, Commissioner Eric Berger.

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

A. CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO HAVE A PIEDMONT WINDMILL REGULATION IN THE PIEDMONT CODE OF ORDINANCES AND PRESENTATION FROM APEX

WIND ENERGY.

Chairman Richard Felton provided a quick background on item A. The Commission has been working on a Windmill Ordinance for the past several months and recently he received a phone call from APEX Wind Energy. APEX Wind Energy is considering a Wind Farm north of Piedmont.

Kent Dougherty Development Manager with APEX Wind Energy gave a presentation about the history of APEX Wind Energy, US based, and US funded, private development company. Working on projects in Kingfisher area just north of Calumet. Small and large projects across the United States currently have 6 projects in Oklahoma. He provided a map of the area that will be affected by the Wind Farm being considered for the Piedmont area. Noting benefits of the project, free energy source, clean source of energy, no environmental or health risk, no impact on other energy sources such as oil and gas, provide high paying, high skilled jobs to the area, creates tax revenues and income to the land owners.

For the Piedmont project APEX is only interested in the agricultural land north of Piedmont City limits, 11 landowners with 124 turbines, 2600 to 2700 acres. It will be a 300 megawatt project. He spoke about the benefits to the Ordinance that the City of El Reno recently put into place and made reference to the Ordinance.

Chairman Richard Felton asked about 50 DBA at property line, not at site of turbine. What noise reduction for the landowner.

Kent Dougherty with APEX explained that there are not a lot of homes in the area it may be possible he would have to get with the engineers and work on the details. It is a more restrictive standard.

Commissioner Eric Berger has some concerns that the commercial application has not been thoroughly examined. He also explained that he is pro Wind Power but would like to make sure all aspects have been well thought out. He is concerned about the long term impact on the City of Piedmont residences. What effect will it have retarding residential development in the surrounding areas? He noted the land is farm land today but it will not be farm land in 20 years. Would like to look and see what has happened in other areas with Wind Farms such as California and Western Oklahoma. Feels a deeper look into the commercial application is needed.

Chairman Richard Felton suggested adding another Agenda item for the residential retardation issue to be looked into.

Commissioner Eric Berger explained he is in favor of the commercial project, feels the question at hand is where does the location of the project best serve the citizens that the Planning Commission serves. Wind Farms are a drought proof crop for the affected landowners and he

would not want to do anything to prevent them from taking advantage of this opportunity. But wants to understand the effect this will have on the developers that may want to put up the crop of new homes in the future.

Chairman Richard Felton explained that the concern at the moment needs to be about the residential ordinance. Feels the Ordinance before the Planning Commission is good and is ready to send it to the City Council and then the Planning Commission can immediately follow up with an ordinance that addresses the Commercial application.

Commissioner Eric Berger agreed but would like to prohibit commercial applications from making there way through the system until something is in place.

Attorney Mike Segler explained that the Ordinance being considered tonight does prohibit such applications working there way through the system.

Commission Eric Berger made a motion to post the new Ordinance to the web-site and schedule a public hearing for the regularly scheduled Planning Commission meeting. It was **seconded** by Commission Steve Morris.

The vote was:

AYE: Commissioner Mike Bell, Commissioner Steve Morris, Commission Eric Berger and Chairman Richard Felton.

NAYE: None

Discussion occurred with Councilman Charles Coffman for the Planning Commission to consider a name change on the Ordinance so it will not detour investors or potentials customers who are doing their research on the APEX project from considering the investment. The Ordinance going forward only speaks to residential use only and prohibits the use of Commercial applications.

Chairman Richard Felton explained that there is a gray area and that more works needs to be done on the Commercial application.

Commissioner Eric Berger expressed that he feels like the question is putting the cart before the horse. No decision has been made on the commercial application work and research needs to be done first.

Chairman Richard Felton expressed that no decision needs to be tonight and the Commission will learn more about now the public feels about the residential or commercial application during the Public Hearing. He would like to get some feedback they get from the landowners that will be affected. Make decisions after that meeting.

Commissioner Mike Bell asked what would be the closest turbine to Piedmont City limits.

Ken Dougherty explained that the commission is looking at 15 to 20 turbine in the actual City Limits of Piedmont. Planning on having an Open House in the area to answer citizens questions and give information out.

B. CONSIDERATION AND DISCUSSION TO REQUIRE SECTION LINE STREET IMPROVEMENT REQUIREMENT TO BE PART OF CODE OF ORDINANCES.

City Manager Jim Crosby explained the agenda item before the Commission is to strength the standards for the road improvements when new development occurs. Street standards, acceleration and deceleration lanes, standards for rural area, cost to the City can be prohibiting when new development occurs and the roads are not improved.

City Planner Cindy Wright provided the Commission with an edited documented of the current Ordinance, she has made some suggestions of items that need to be reviewed and noted them with red and green ink. This is to get the Commission a starting point and some things to consider. Most time is needed on this item with the City Staff and Engineer. Also traffic patterns need to be looked at.

City Manager Jim Crosby suggested for the Commission to look over the information City Planner Cindy Wright has provided form questions and let staff continue working on this item. There are no major developments in the works at this time and the item can come back to the Commission next month.

Chairman Richard Felton asked that the document be sent out to each Commissioner in a word document so notes can be made easily.

Commission Mike Bell made a motion for agenda item to continue to be worked on by staff and come back to Commission at a later date. It was **seconded** by Commissioner Steve Morris.

The Vote was:

AYE: Commissioner Mike Bell, Commissioner Steve Morris, Commission Eric Berger and Chairman Richard Felton.

NAYE: None

C. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION OF THE STATUS OF THE SIDEWALK ORDINANCE.

Chairman Richard Felton explained that the Ordinance was sent up to City Council and has come back to the Planning Commission for some changes to the Fee In-Lieu-of section of the Ordinance. He asked the City Attorney Mike Segler does there need to be a specific dollar amount referred to in this section of the Ordinance.

City Attorney Mike Segler explained the word “may” is what allows the City to determine the amount at the time of the development

City Manager Jim Crosby asked that a 15% above cost of construction be added to the Ordinance and that the City will determine the cost of the fee.

City Attorney Mike Segler agreed to the changes.

Commissioner Eric Berger made a motion that with discussed changes the Sidewalk Ordinance be sent back up to the City Council for approval. It was **seconded** by Commissioner Mike Bell.

The vote was:

AYE: Commissioner Mike Bell, Commissioner Steve Morris, Commission Eric Berger 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 Mike Bell – no comments

Commissioner Steve Morris – Commented he is pro Wind Energy, there is a lot of information out there that that is amazing and feels the Ordinance being put forward tonight is a good basis. The Commercial application will need to be well thought out as well.

Chairman Richard Felton agreed with Commissioner Steve Morris, he has spoken with some people and has learned you are either really for wind energy or you are really against wind energy. It is looking forward to hearing what the public thinks next week.

Commissioner Eric Berger commented that the Planning Commission has to be responsible to the citizens of Piedmont and look 20 years down the road. He is pro wind energy but the facts need to be looked at before making a decision.

10. ADJOURN-

Meeting adjourned by Chairman Richard Felton at 8:01.

Chairman, Richard Felton

Secretary, Mary Ramsey