

AGENDA SUMMARY
Planning Commission Meeting
Piedmont Civic Center
314 Edmond Road Northwest
Monday, June 6, 2016 at 6:30 PM

1. **CALL TO ORDER –Chairman**
2. **ROLL CALL – City Secretary**
3. **CONSENT AGENDA – All items on the consent agenda are non-controversial and may be approved by one motion for items. (Tab 1, page 1)**
 - a. **Approval of Minutes for the Planning Commission meeting held April 4, 2016 (pages 2-4).**
 - b. **Approval of Minutes for the Special Planning Commission meeting held May 9, 2016 (pages 5- 7).**
4. **CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA (Tab 2, page 8)**
5. **HEARING OF CITIZENS - Topics to include those items not listed in the agenda (Tab 3, page 9)**
6. **BUSINESS ITEMS**

MOTION TO OPEN PUBLIC HEARING

- a. **CONDUCT A PUBLIC HEARING ON A PRELIMINARY PLAT FOR CONSIDERATION ON WINDMILL PARK V, THE PROPERTY IS OWNED BY NEAL MCGEE HOMES, LLC AND IS DESCRIBED AS FOLLOWS: (Tab 4, page 10)**

The following parts of the Southeast Quarter (SE/4) of Section Twenty-Nine (29), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Parcel 1:

Commencing at the Northeast corner of said quarter; THENCE South 89°27'31" West a distance of 50.00 feet to a point on the West right of way of Piedmont Road and the boundary of WINDMILL PARK SECTION I, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof, said point being the Parcel 1 Point of Beginning (**POB1**);

THENCE South 00°00'00" West along said right of way and said WINDMILL PARK SECTION I plat boundary a distance of 419.53 feet;

THENCE South 45°00'00" West along said plat boundary a distance of 35.36 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 100.00 feet;

THENCE North 45°00'00" West along said plat boundary a distance of 21.21 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 70.00 feet;

THENCE South 45°00'00" West along said plat boundary a distance of 16.97 feet to the Northeast corner of WINDMILL PARK SECTION IV, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof;

THENCE South 45°00'00" West along said WINDMILL PARK SECTION IV plat boundary a distance of 18.53 feet to a point on a non-tangent curve to the left;

THENCE along said plat boundary and non-tangent curve to the left for an arc length of 62.55 feet; said curve having a radius of 830.00 feet, a delta angle of 04°19'06", a chord bearing of South 86°56'11" West, a chord length of 62.54 feet, and a tangent length of 31.29 feet to a point on a reverse tangent curve;

THENCE along said plat boundary and tangent curve to the right for an arc length of 214.04 feet; said curve having a radius of 570.00 feet, a delta angle of 21°30'56", a chord bearing of North 84°27'54" West, a chord length of 212.79 feet, and a tangent length of 108.30 feet;

THENCE North 73°42'21" West along said plat boundary a distance of 129.94 feet;

THENCE North 28°42'21" West along said plat boundary a distance of 35.36 feet;

THENCE North 73°42'21" West along said plat boundary a distance of 60.00 feet;

THENCE South 61°17'39" West along said plat boundary a distance of 35.36 feet;

THENCE North 73°42'21" West along said plat boundary a distance of 65.62 feet to a point on a tangent curve;

THENCE along said plat boundary and tangent curve to the left for an arc length of 129.34 feet; said curve having a radius of 386.01 feet, a delta angle of 19°11'56", a chord bearing of North 83°18'19" West, a chord length of 128.74 feet, and a tangent length of 65.28 feet;

THENCE North 49°29'35" West along said plat boundary a distance of 23.70 feet;

THENCE South 86°31'31" West along said plat boundary a distance of 68.36 feet;

THENCE South 33°40'17" West along said plat boundary a distance of 38.90 feet to a point on a non-tangent curve;

THENCE along said plat boundary and non-tangent curve to the left for an arc length of 125.91 feet; said curve having a radius of 386.00 feet, a delta angle of 18°41'20", a chord bearing of South 61°23'11" West, a chord length of 125.35 feet, and a tangent length of 63.52 feet;

THENCE South 52°02'31" West along said plat boundary a distance of 84.61 feet;

THENCE North 81°09'03" West along said plat boundary a distance of 34.24 feet

THENCE South 55°38'03" West along said plat boundary a distance of 60.00 feet;

THENCE South 12°55'57" West along said plat boundary a distance of 33.91 feet to a point on a non-tangent curve;

THENCE along said non-tangent curve to the right for an arc length of 158.97 feet; said curve having a radius of 530.00 feet, a delta angle of 17°11'06", a chord bearing of South 70°10'28" West, a chord length of 158.37 feet, and a tangent length of 80.08 feet;

THENCE North 00°00'00" East along said plat boundary a distance of 390.56 feet;

THENCE North 02°58'23" East along said plat boundary a distance of 60.00 feet to a point on a non-tangent curve;

THENCE along said non-tangent curve to the left for an arc length of 100.15 feet; said curve having a radius of 1630.00 feet, a delta angle of 03°31'13", a chord bearing of North 88°47'14" West, a chord length of 100.13 feet, and a tangent length of 50.09 feet;

THENCE North 00°00'00" East along said plat boundary a distance of 118.00 feet to a point on the North line of said quarter;

THENCE North 89°27'31" East along said North line a distance of 1552.07 feet to the **POB1**; Described Part 1 contains 14.2540 Acres (620,903.92 Sq.Ft.) more or less.

Parcel 2:

Commencing at the Northeast corner of said quarter;

THENCE South 89°27'31" West a distance of 50.00 feet to a point on the West right of way of Piedmont Road and the boundary of WINDMILL PARK SECTION I, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof;

THENCE South 00°00'00" West along said right of way and said WINDMILL PARK SECTION I plat boundary a distance of 419.53 feet

THENCE South 45°00'00" West along said plat boundary a distance of 35.36 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 100.00 feet;

THENCE North 45°00'00" West along said plat boundary a distance of 21.21 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 70.00 feet;

THENCE South 45°00'00" West along said plat boundary a distance of 16.97 feet to the Northeast corner of WINDMILL PARK SECTION IV, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof;

THENCE South 00°00'00" West along said WINDMILL PARK SECTION I & IV plat boundaries a distance of 86.00 feet to a Southeast corner of WINDMILL PARK SECTION IV plat boundary and a point on the WINDMILL PARK SECTION I plat boundary, said point being the **Parcel 2 Point of Beginning (POB2)**;

THENCE South 45°00'00" East along said WINDMILL PARK SECTION I plat boundary a distance of 16.97 feet;

THENCE South 00°00'00" West along said plat boundary a distance of 105.00 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 273.75 feet;

THENCE North 71°57'27" West along said plat boundary a distance of 365.10 feet to the Southeast corner of Common Lot A of WINDMILL PARK SECTION IV;

THENCE North 16°17'39" East along the East line of said common lot and plat boundary a distance of 120.44 feet to the Northeast corner of said common lot and a point on the South right of way line of Windmill Street NW;

THENCE South 73°42'21" East along said plat boundary and street right of way a distance of 282.26 feet to a point on a tangent curve;

THENCE along said tangent right of way curve to the left for an arc length of 236.61 feet; said curve having a radius of 630.00 feet, a delta angle of 21°31'06", a chord bearing of South 84°27'49" East, a chord length of 235.22 feet, and a tangent length of 119.71 feet to a point on a reverse tangent curve;

THENCE along said tangent right of way curve to the right for an arc length of 57.30 feet; said curve having a radius of 770.00 feet, a delta angle of 04°15'48", a chord bearing of North 86°54'32" East, a chord length of 57.30 feet, and a tangent length of 28.66 feet;

THENCE South 45°00'00" East along said plat boundary a distance of 18.23 feet to the **POB2**.

Described Part 2 contains 1.7966 Acres (78,258.93 Sq. ft.) more or less.

Parcel 3:

Commencing at the Northeast corner of said quarter; 3

THENCE South 89°27'31" West a distance of 50.00 feet to a point on the West right of way of Piedmont Road and the boundary of WINDMILL PARK SECTION I, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof;

THENCE South 00°00'00" West along said right of way and said WINDMILL PARK SECTION I plat boundary a distance of 419.53 feet;

THENCE South 45°00'00" West along said plat boundary a distance of 35.36 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 100.00 feet;

THENCE North 45°00'00" West along said plat boundary a distance of 21.21 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 70.00 feet;

THENCE South 45°00'00" West along said plat boundary a distance of 16.97 feet to the Northeast corner of WINDMILL PARK SECTION IV, an addition to the City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof

THENCE South 00°00'00" West along said WINDMILL PARK SECTION I & IV plat boundaries a distance of 86.00 feet to a Southeast corner of WINDMILL PARK SECTION IV plat boundary and a point on the WINDMILL PARK SECTION I plat boundary;

THENCE South 45°00'00" East along said WINDMILL PARK SECTION I plat boundary a distance of 16.97 feet;

THENCE South 00°00'00" West along said plat boundary a distance of 105.00 feet;

THENCE North 90°00'00" West along said plat boundary a distance of 273.75 feet;

THENCE North 71°57'27" West along said plat boundary a distance of 365.10 feet to the Southeast corner of Common Lot A of WINDMILL PARK SECTION IV;

THENCE continuing North 71°57'27" West along said WINDMILL PARK SECTION I & IV plat boundaries a distance of 15.10 feet to the Southwest corner of Common Lot A of WINDMILL PARK SECTION IV, said point being the **Parcel 3 Point of Beginning (POB3)**;

THENCE continuing North 71°57'27" West along said WINDMILL PARK SECTION I plat boundary a distance of 2.55 feet;

THENCE South 86°33'54" West along said plat boundary a distance of 150.45 feet;

THENCE South 52°02'31" West along said plat boundary a distance of 307.94 feet to a Southeast corner of WINDMILL PARK SECTION IV;

THENCE North 25°42'46" West along said plat boundary a distance of 141.61 feet to the South right of way of Windmill Street NW and a point on said plat boundary and a non-tangent curve;

THENCE along said plat boundary, street right of way, and non-tangent curve to the left for an arc length of 125.80 feet; said curve having a radius of 590.00 feet, a delta angle of 12°12'59", a chord bearing of North 58°09'52" East, a chord length of 125.56 feet, and a tangent length of 63.14 feet;

THENCE North 52°02'31" East along said plat boundary and street right of way a distance of 106.39 feet to a point on a tangent curve;

THENCE along said tangent curve to the right for an arc length of 308.68 feet; said

curve having a radius of 326.00 feet, a delta angle of 54°15'08", a chord bearing of North 79°10'05" East, a chord length of 297.28 feet, and a tangent length of 167.01 feet;

THENCE South 73°42'21" East along said plat boundary and street right of way a distance of 8.30 feet to the Northwest corner of Common Lot A of WINDMILL PARK SECTION IV;

THENCE South 16°17'39" West along said plat boundary and said common lot a distance of 119.98 feet to the **POB3**. Described Part 3 contains 1.4762 Acres (64,301.27 Sq.Ft.) more or less

**The Basis of Bearing for this description is North 00°00'00" West for the Piedmont Road sect

This property is generally located on the West side of Piedmont Road 2000 feet north of the intersection of Piedmont Road and Edmond Road.

MOTION TO CLOSE PUBLIC HEARING

MOTION TO DISCUSS

- b. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL APPLICATION FOR A PRELIMINARY PLAT OF WINDMILL PARK ADDITION, SECTION V REQUESTED BY NEAL MCGEE HOMES, LLC , FOR A 17.51 ACRE RESIDENTIAL SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY: (Tab 5, pages 11 - 16)**

See the above 6(a) for the full legal description

MOTION TO APPROVE OR REJECT

MOTION TO OPEN PUBLIC HEARING

- c. **CONDUCT A PUBLIC HEARING ON SUBDIVISION REGULATION JURISDICTION (Tab 6, page 17)**

MOTION TO CLOSE PUBLIC HEARING

MOTION TO DISCUSS

- d. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON SUBDIVISION REGULATION JURISDICTION (Tab 7, pages 18 – 23)**

MOTION TO APPROVE OR REJECT

MOTION TO OPEN PUBLIC HEARING

- e. **CONDUCT A PUBLIC HEARING ON THE LARGE ANIMAL ORDINANCE (Tab 8, page 24)**

MOTION TO CLOSE PUBLIC HEARING

- MOTION TO DISCUSS**
- f. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE LARGE ANIMAL ORDINANCE (Tab 9, page 25 – 30)
MOTION TO APPROVE OR REJECT
- MOTION TO OPEN A PUBLIC HEARING**
- g. CONDUCT A PUBLIC HEARING ON AEROBIC SYSTEMS CONCERNING LOT SIZES AND ENFORCEMENT OF MAINTENANCE AND RECORDKEEPING OF AEROBIC SYSTEMS AND ENFORCEMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY. (Tab 10, page 31)
MOTION TO CLOSE PUBLIC HEARING
- MOTION TO DISCUSS**
- h. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN AMENDMENT TO THE CITY ZONING ORDINANCE PROVIDING FOR THE MAINTENANCE AND RECORDKEEPING OF AEROBIC SYSTEMS AND ENFORCEMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY. (Tab 11, pages 32 – 39)
MOTION TO APPROVE OR REJECT
- MOTION TO OPEN A PUBLIC HEARING**
- i. CONDUCT A PUBLIC HEARING ON CHANGES TO THE PUD ORDINANCE REQUIRING THAT A PLANNING COMMISSIONER AND CITY COUNCIL MEMBER BE A PART OF THE CITY NEGOTIATING TEAM. (Tab 12, page 40)
MOTION TO CLOSE PUBLIC HEARING
- MOTION TO DISCUSS**
- j. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON CHANGES TO THE PUD ORDINANCE REQUIRING THAT A PLANNING COMMISSIONER AND CITY COUNCIL MEMBER BE A PART OF THE CITY NEGOTIATING TEAM. (Tab 13, pages 41 – 42)
MOTION TO ACCEPT OR REJECT
7. NEW BUSINESS - Unplanned Items (Tab 14, page 43)
8. ADMINISTRATION REPORT - (Oral) City Manager, Engineer, Community Development, and Attorney.
9. COMMISSIONER'S COMMENTS – Oral Comments

10. ADJOURN - Chairman

This agenda was posted at the Piedmont Civic Center – Front door, on June, 3, 2016. The above Agenda was posted on the City of Piedmont Website as of June 3, 2016, at 5:00pm.

Posted by the City Clerk _____