

PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Tuesday, September 2, 2014, 6:30 PM

MEMBERS PRESENT: Commissioner Ron Cardwell, Commissioner Steve Morris and Commissioner Eric Berger

ABSENT: Chairman Richard Felton

STAFF PRESENT: Community Development Director Wade Harden and City Attorney Mike Segler

1. **CALL TO ORDER** – Commissioner Ron Cardwell called Planning Commission meeting to order at 6:30 pm
2. **ROLL CALL** – Community Development Director 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 the Minutes for the Planning Commission meeting held on on June 2, 2014.**
 - b. **Approval of the Minutes for the Planning Commission meeting held August 4, 2014.**

Commissioner Eric Berger made a motion to table Consent Agenda until next meeting. Motion was **seconded** by Commissioner Steve Morris.

The Vote was:

AYE: Commissioner Ron Cardwell, Commissioner Eric Berger, and Commissioner Steve Morris.

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**

Planning Commission Meeting
September 2, 2014

MOTION TO OPEN PUBLIC HEARING

Commissioner Ron Cardwell opened Public Hearing

- a. **CONDUCT A PUBLIC HEARING ON A REQUEST TO REZONE PROPERTY OWNED BY THE CHURCH OF CHRIST OF PIEDMONT, RALPH ST. JOHN AND V.R. HICKS A/K/A VICTOR RAY HICKS, TRUSTEES. THE PROPERTY IS CURRENTLY ZONED AS RS-2 (ONE FAMILY DISTRICT), THE OWNERS ARE REQUESTING THE PROPERTY BE REZONED TO C-3 (GENERAL COMMERCIAL). THE PROPERTY IS DESCRIBED AS FOLLOWS:**

Lots One (1) through Eighteen (18), Block Fifty-Four (54), City of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof, a/k/a 118 Madison Avenue NE, Piedmont, OK.

Community Development Director Wade Harden provided the Commission with a staff report for Business item 6a.

- Request to rezone approx 1.4 acres from RS2 to C3 general commercial district
- All surrounding residents have received certified notice
- Notice was placed in local newspaper
- To the west of the property are two commercial businesses
- City has received one protest
- Request does meet requirements of 2030 Plan
- City Staff does recommend rezoning

Commissioner Eric Berger asked what the use of the building will be. Realtor explained the church building will be repurposed to open a Karate school.

Aaron Sandubrae of A.R.S. Properties Investments, LLC., proposed future owner of the church, explained the Karate School will be a traditional Karate school and nothing else will go into the building.

John Haley realtor listing the property explained the person who currently lives in the house near the property had prior knowledge of the request for rezoning to commercial.

MOTION TO CLOSE PUBLIC HEARING

Commissioner Steve Morris made a motion to close Public Hearing. Motion was **seconded** by Commissioner Eric Berger.

The Vote was:

AYE: Commissioner Ron Cardwell, Commissioner Eric Berger, and
Commissioner Steve Morris.

NAYE: None

- b. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A REQUEST TO REZONE PROPERTY OWNED BY THE CHURCH OF CHRIST OF PIEDMONT, RALPH ST. JOHN AND V.R. HICKS A/K/A VICTOR RAY HICKS, TRUSTEES. THE PROPERTY IS CURRENTLY ZONED AS RS-2 (ONE FAMILY DISTRICT), THE OWNERS ARE REQUESTING THE PROPERTY BE REZONED TO C-3 (GENERAL COMMERCIAL). THE PROPERTY IS DESCRIBED AS FOLLOWS:**

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

Commissioner Eric Berger made a motion to approve rezoning of Business item 6b from RS2 to C3. Motion was **seconded** by Commissioner Steve Morris.

The Vote was:

AYE: Commissioner Ron Cardwell, Commissioner Eric Berger, and
Commissioner Steve Morris.

NAYE: None

NEW BUSINESS –

None

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

None

7. **COMMISSIONER'S COMMENTS – Oral Comments**

Commissioner Eric Berger directed comments to City Council to please fill the vacant seat on the Planning Commission Board. It has been vacant too long.

Commissioner Ron Cardwell agreed with Commissioner Eric Berger comments.

8. **ADJOURN- Chairman**

Commissioner Ron Cardwell adjourned Planning Commission meeting to at 6:58pm



Commissioner, Ron Cardwell



Secretary, Mary Ramsey