

**AGENDA SUMMARY
PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, December 7, 2015, 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.
 - a. Approval of Minutes for the Planning Commission meeting held November 9, 2015.
4. **CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA**
5. **HEARING OF CITIZENS** -Topics to include those items *not listed in the agenda*
6. **BUSINESS ITEM**

MOTION TO OPEN PUBLIC HEARING

- a. **CONDUCT A PUBLIC HEARING ON A PRELIMINARY PLAT FOR EMERALD POINTE PHASE V, 25.885 ACRES CONTAINING 40 RESIDENTIAL LOTS, REQUESTED BY EMERALD POINTE, LLC, FOR THE PROPERTY DESCRIBED AS FOLLOWS:**

A TRACT OF LAND IN THE Southwest Quarter (SW/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter (SW/4); Thence N 00°13'42" W along the East line of said Southwest Quarter (SW/4), a distance of 659.12 feet to the POINT OF BEGINNING; Thence S 89°46'37" W a distance of 1091.71 feet to the Southeast corner of Lot Nineteen (19), Block Two (2) of the recorded plat of Emerald Pointe Phase III: Thence along the East line of the recorded plat of Emerald Pointe Phase III the following 5 courses: N 00°13'00" W a distance of 220.09 feet; N 25°24'51" W a distance of 66.31 feet; N 00°15'20" W a distance of 219.69 feet; S 89°48'31" W a distance of 61.08 feet; N 15°32'44" W a distance of 341.80 feet to the Northeast corner of Lot Thirty-nine (39), Block Five (5) of the recorded

plat of Emerald Pointe Phase III, said point being the Southwest corner of Lot Three (3), Block Five (5) of the recorded plat of Emerald Pointe Phase IV; Thence along the South line of the recorded plat of Emerald Pointe Phase IV the following 4 courses: N 56°19'56" E a distance of 254.49 feet; N 89°49'14" E a distance of 779.17 feet; N 62°51'09" E a distance of 67.29 feet; N 89°49'14" E a distance of 219.83 feet to the Southeast corner of Lot (5), Block Eight (8) of the recorded plat of Emerald Pointe Phase IV, said point being on the East line of said Southwest Quarter (SW/4); Thence S 00°13'42" E along the East line of said Southwest Quarter (SW/4), a distance of 999.43 feet to the POINT OF BEGINNING. Said tract contains an area of 1127537.70 square feet or 25.885 acres, more or less.

MOTION TO CLOSE PUBLIC HEARING

MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION

- b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A PRELIMINARY PLAT FOR EMERALD POINTE PHASE V, 25.885 ACRES CONTAINING 40 RESIDENTIAL LOTS, REQUESTED BY EMERALD POINTE, LLC, FOR THE PROPERTY DESCRIBED AS FOLLOWS:

See 6a for full legal description.

MOTION TO APPROVE OR REJECT _____

MOTION TO OPEN PUBLIC HEARING

- c. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REQUEST TO REZONE PROPERTY OWNED BY BASLER CUSTOM HOMES, LLC. THE PROPERTY IS CURRENTLY ZONED A-1 (GENERAL AGRICULTURE DISTRICT) AND THE OWNER IS REQUESTING IT BE REZONED TO RE-1 (LOW DENSITY RESIDENTIAL), FOR THE PROPERTY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID SECTION THENCE S 89°43'45" W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 259.77 FEET; THENCE S 37°15'20" W A DISTANCE OF 615.96 FEET; THENCE N 89°43'45" E AND PARRALLEL TO THE NORTH LINE DISTANCE OF 634.16 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE N 00°10'36" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF

488.50 FEET TO THE POINT OF BEGINNING.

This property is generally located on the Southwest corner of the intersection of Apache Rd and Morgan Rd., more commonly known as 4740 Apache Rd NE, Piedmont, OK.

MOTION TO CLOSE PUBLIC HEARING

MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION

- d. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REQUEST TO REZONE PROPERTY OWNED BY BASLER CUSTOM HOMES, LLC. THE PROPERTY IS CURRENTLY ZONED A-1 (GENERAL AGRICULTURE DISTRICT) AND THE OWNER IS REQUESTING IT BE REZONED TO RE-1 (LOW DENSITY RESIDENTIAL), FOR THE PROPERTY DESCRIBED AS FOLLOWS:**

See 6c for full legal description.

MOTION TO APPROVE OR REJECT _____

MOTION TO OPEN PUBLIC HEARING

- e. PUBLIC HEARING REGARDING AMENDMENT TO THE CITY OF PIEDMONT ZONING ORDINANCE AND SUBDIVISION REGULATIONS: CUL-DE-SACS REGULATIONS.**

MOTION TO CLOSE PUBLIC HEARING

MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION

- f. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING AMENDMENT TO THE CITY OF PIEDMONT ZONING ORDINANCE AND SUBDIVISION REGULATIONS: CUL-DE-SACS REGULATIONS.**

MOTION TO APPROVE OR REJECT _____

MOTION TO OPEN PUBLIC HEARING

- g. PUBLIC HEARING TO REGARDING AN AMENDMENT TO THE CITY OF PIEDMONT ZONING ORDINANCE: LANDSCAPE ORDINANCE.**

MOTION TO CLOSE PUBLIC HEARING

MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION

h. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN AMENDMENT TO THE CITY OF PIEDMONT ZONING ORDINANCE: LANDSCAPE ORDINANCE.

MOTION TO APPROVE OR REJECT _____

MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION

i. DISCUSSION, REVIEW, CONSIDERATION, AND POSSIBLE ACTION ON THE LARGE ANIMAL ORDINANCE.

MOTION TO APPROVE OR REJECT _____

MOTION TO DISCUSS AND CONSIDER POSSIBLE ACTION

j. DISCUSSION, REVIEW, CONSIDERATION, AND POSSIBLE ACTION ON AEROBIC SYTEMS CONCERNING LOT SIZES AND ENFORCEMENT OF MAINTENANCE.

MOTION TO APPROVE OR REJECT _____

7. NEW BUSINESS - Unplanned Items

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 December 11, 2015. The above Agenda was posted on the City of Piedmont Website as of December 11, 2015, at 5:00pm.

Posted by the City Clerk _____