



City of Enid  
401 W. Owen K. Garriott Road  
Enid, Oklahoma 73701  
580-234-0400

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METROPOLITAN AREA PLANNING COMMISSION

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NOTICE OF MEETING

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 17th day of October, 2016, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road, Enid, Oklahoma, and the agenda for said meeting is as follows:

- AGENDA -

METROPOLITAN AREA PLANNING COMMISSION REGULAR MEETING

1. CALL TO ORDER/ROLL CALL.
2. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF SEPTEMBER 19, 2016.
3. ADMINISTRATION.
  1. NONE.
4. ZONING.
  1. CONSIDER A REZONING FOR LOTS 11 TO 15, BLOCK 9, FRISCO PLACE ADDITION LOCATED AT 1402 NORTH JACKSON FROM R-4 RESIDENTIAL DUPLEX OR TWO FAMILY DWELLING DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.
  2. NONE.
5. USE BY REVIEW.
  1. NONE.
6. PLATS.
  1. NONE.

**7. SITE PLAN.**

**1. NONE.**

**8. LOT SPLITS.**

**1. NONE.**

**9. TRAFFIC.**

**1. CONSIDER A REQUEST FOR STOP SIGNS FOR THE NORTH AND SOUTH BOUND TRAFFIC AT HOOVER AND OKLAHOMA.**

**2. NONE.**

**10. EASEMENTS.**

**1. NONE.**

**11. VARIANCES.**

**1. NONE.**

**12. ADJOURN.**

# DRAFT

MINUTES OF REGULAR MEETING OF  
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,  
HELD ON THE 19TH DAY OF SEPTEMBER 2016

The Metropolitan Area Planning Commission of the City of Enid, County of Garfield, State of Oklahoma, met in regular meeting in the Council Chambers of the Administration Building of the City of Enid, located at 401 West Owen K. Garriott Road in said city, at 6:00 P.M. on the 19th day of September 2016, pursuant to notice given by September 16, 2016 to the Clerk of the City of Enid, and pursuant to notice thereof displayed at the entrance to the Administration Building of said city, in prominent view and which notice was posted prior to 6:00 P.M. on the 16th day of September 2016.

Present: John Arend; Whitney Hall; Cody Haney; Marvin Kusik; Eddie Mack; Cole Ream; Don Roberts; David Vanhooser, City Commissioner Ex-Officio

Absent: Mark Arnold; James Simunek, County Commissioner Ex-Officio

Also Present: Jerald Gilbert, City Manager; Chris Bauer, Planning Administrator; Robert Hitt, City Engineer; Karla Ruther, Assistant City Planner

## CALL TO ORDER/ROLL CALL.

### CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF AUGUST 15, 2016.

Motion was made by John Arend, seconded by Whitney Hall to approve the minutes of the August 15, 2016 meeting.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

## ADMINISTRATION.

### CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THE CITY OF ENID, OKLAHOMA THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE THE TAX INCREMENT DISTRICT NO. 2, CITY OF ENID (OKLAHOMA ETHANOL ECONOMIC DEVELOPMENT PROJECT PLAN).

Motion was made by Cole Ream, seconded by Cody Haney to recommend terminating the Tax Increment District No. 2, Oklahoma Ethanol Economic Development Project Plan to the Mayor and Board of Commissioners.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

### CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THE CITY OF ENID, OKLAHOMA THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE THE TAX INCREMENT DISTRICT NO. 3, CITY OF ENID (ORION ETHANOL ECONOMIC DEVELOPMENT PROJECT PLAN).

Motion was made by Don Roberts, seconded by Whitney Hall to recommend terminating Tax Increment District No. 3, Orion Ethanol Economic Development Project Plan to the Mayor and Board of Commissioners.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THE CITY OF ENID, OKLAHOMA THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE THE TAX INCREMENT DISTRICT NO. 6 CITY OF ENID (NORTHSTAR CANOLA PROJECT).**

Motion was made by Whitney Hall, seconded by John Arend to recommend terminating Tax Increment District No. 6 Northstar Canola Project to the Mayor and Board of Commissioners.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THAT THE CITY OF ENID THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS CREATE A TAX INCREMENT DISTRICT AND APPROVE THE 66TH STREET IMPROVEMENT PROJECT.**

Motion was made by Cole Ream, seconded by Eddie Mack to recommend creating a tax increment district and approve the 66th Street Improvement Project to the Mayor and Board of Commissioners.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**ZONING.**

**CONSIDER A REZONING FOR LOTS 1 - 12, REPLAT OF BLOCK 3, MURPHY'S AND BEGINNING AT A POINT 850 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 6 WEST, I.M., THENCE EAST 420 FEET, THENCE SOUTH 140.9 FEET, THENCE WEST 420 FEET, THENCE NORTH 140.9 FEET TO THE POINT OF BEGINNING WHICH IS LOCATED AT 212 WEST BIRCH FOR ENID PUBLIC SCHOOLS FROM SU SPECIAL USE DISTRICT TO R-7 RESIDENTIAL MULTI FAMILY DISTRICT.**

Motion was made by Don Roberts, seconded by John Arend to recommend approval of the rezoning to the Mayor and Board of Commissioners.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**USE BY REVIEW.**

**NONE.**

**PLATS.**

**CONSIDER A RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS FOR THE FINAL PLAT OF BRIDGE CREEK ADDITION BLOCKS 9 AND 10 LOCATED IN PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER, SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY.**

Motion was made by Whitney Hall, seconded by Cody Haney to recommend approval of the final plat to the Board of County Commissioners.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**CONSIDER A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF BELLE CROSSING SECOND ADDITION, BLOCKS, ONE, TWO, THREE AND FOUR LOCATED IN PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER, SECTION 35, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN.**

Motion was made by Cole Ream, seconded by John Arend to table the final plat to allow the developer to address the engineering issues.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**SITE PLAN.**

**LOT SPLITS.**

**CONSIDER A LOT SPLIT FOR J HERZOG AND SONS, INC. LOCATED IN PART OF THE NORTHEAST QUARTER SECTION 15, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.**

Motion was made by Cole Ream, seconded by Don Roberts to approve the lot split for the McDonald's parcel.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**CONSIDER A LOT SPLIT FOR J HERZOG AND SONS, INC. LOCATED IN PART OF THE NORTHEAST QUARTER SECTION 15, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.**

Motion was made by Cole Ream, seconded by John Arend to approve the lot split for the Pizza Hut parcel.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**CONSIDER A LOT SPLIT FOR MIKE LONG LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 8 WEST, I.M.**

Motion was made by Don Roberts, seconded by Cody Haney to approve the lot split.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**TRAFFIC.**

**NONE.**

**EASEMENTS.**

**NONE.**

**VARIANCES.**

**NONE.**

**ADJOURN.**

Motion was made by Cole Ream, seconded by Whitney Hall to adjourn.  
The meeting adjourned at 6:23 PM.

AYE: John Arend, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts  
Passed

**Metropolitan Area Planning Commission  
Meeting**

4. 1.

**Meeting Date:** 10/17/2016

**Submitted By:** Karla Ruther, Planning Assistant

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**SUBJECT:**

**CONSIDER A REZONING FOR LOTS 11 TO 15, BLOCK 9, FRISCO PLACE ADDITION LOCATED AT 1402 NORTH JACKSON FROM R-4 RESIDENTIAL DUPLEX OR TWO FAMILY DWELLING DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.**

**BACKGROUND:**

The applicant is proposing to rezone the property located at 1402 North Jackson from R-4 Residential Duplex or Two Family Dwelling District to C-3 General Commercial District. The proposal is to develop the property for additional storage for Jack's Outdoor Power Equipment.

The property to the north is zoned R-4, south across Poplar is zoned C-3 and west across the alley is zoned C-3, with R-4 across Jackson to the east.

**RECOMMENDATION:**

Consider a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

Karla Ruther, Assistant City Planner.

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**Attachments**

Location map

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W Poplar Ave



N Jackson St







W Poplar Ave

127 (Missing)

8

4

N Jackson St

VB-503

Site

**Metropolitan Area Planning Commission  
Meeting**

9. 1.

**Meeting Date:** 10/17/2016

**Submitted By:** Karla Ruther, Planning Assistant

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**SUBJECT:**

**CONSIDER A REQUEST FOR STOP SIGNS FOR THE NORTH AND SOUTH BOUND TRAFFIC AT HOOVER AND OKLAHOMA.**

**BACKGROUND:**

Stop signs are installed for the east and west bound traffic at the Hoover and Oklahoma intersection. The request is for stop signs to be installed for the north and south bound traffic. Hoover and Oklahoma are classified as collector streets at the intersection.

Police, Traffic Control and Engineering all recommended to not install stop signs for the north and south bound traffic at Hoover and Oklahoma.

**RECOMMENDATION:**

Consider a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

Karla Ruther, Assistant City Planner.

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**Attachments**

location map

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Proposed Stop Signs

W Oklahoma Ave

W Oklahoma Ave

S Cool