



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 16th day of October, 2017, 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 18, 2017.
3. ADMINISTRATION.
  1. NONE.
4. ZONING.
  1. NONE.
5. USE BY REVIEW.
  0. CONSIDER A USE BY REVIEW PETITION FOR A 300' COMMUNICATION TOWER TO BE LOCATED IN THE SOUTHEAST CORNER OF HIGHWAY 81 AND KEOWEE ROAD BEHIND THE GAS STATION WHICH IS ALSO KNOWN AS TRACT #360 NW/4 20-24-6 BEGINNING NW/C NW/4 S89DG30'50"E 466.69, S00DG05'40"E 466.69, N 89DG30'50"W 466.69, N00DG05'40"W 466.69' TO BEG.
  1. NONE.
6. PLATS.

1. NONE.
7. SITE PLAN.
  1. NONE.
8. LOT SPLITS.
  1. CONSIDER A LOT SPLIT FOR LOT 1, BLOCK 1, PEACH ADDITION LOCATED AT 4510 EAST MARKET AVENUE.
  2. NONE.
9. TRAFFIC.
  1. NONE.
10. EASEMENTS.
  1. CONSIDER A REQUEST TO CLOSE A TEN (10) FOOT WIDE ALLEY LYING BETWEEN AND PARALLEL WITH BIRCH AVENUE AND POPLAR AVENUE, CONNECTING WASHINGTON STREET AND EXTENDING EAST TO INDEPENDENCE AVENUE, THE SOUTH LINE OF WHICH IS COINCIDENT WITH THE NORTH LINE OF LOTS 1 THROUGH 12 OF BLOCK 3, REPLAT OF BLOCK 3, MURPHY'S ADDITION.
  2. 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 18TH DAY OF SEPTEMBER 2017**

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 18th day of September 2017, pursuant to notice given by September 15, 2017 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 15th day of September 2017.

Present: Mark Arnold; Whitney Hall; Cody Haney; Marvin Kusik; Eddie Mack; David Mason; Cole Ream; Don Roberts

Absent: James Simunek, County Commissioner Ex-Officio

Also Present: Jerald Gilbert, City Manager; Carol Lahman, Interim City Attorney; 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 21, 2017.**

Motion was made by Cole Ream, seconded by Don Roberts to approve the minutes.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

### **ADMINISTRATION.**

**NONE.**

**ZONING.**

**NONE.**

**USE BY REVIEW.**

**NONE.**

**PLATS.**

**NONE.**

**SITE PLAN.**

**NONE.**

**LOT SPLITS.**

**CONSIDER A LOT SPLIT FOR PART OF BLOCK 27, JONESVILLE ADDITION LOCATED BEHIND 221 NORTH INDEPENDENCE.**

Motion was made by Whitney Hall, seconded by Mark Arnold to approve the lot split.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

**NONE.**

**TRAFFIC.**

**NONE.**

**EASEMENTS.**

**NONE.**

**VARIANCES.**

**CONSIDER A SIDEWALK VARIANCE FOR ADM AT 1301 NORTH 4 TH STREET DESCRIBED AS S/2 SECTION 5, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN.**

Motion was made by Cole Ream, seconded by Don Roberts to recommend approval of the variance to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

**CONSIDER A SIDEWALK VARIANCE FOR JERRY HOLDING LOCATED AT 1129 NORTH 54TH WHICH IS ALSO KNOWN AS SE/4, SECTION 1, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN, TRACT 7, ENID ENERGY CENTER FIRST SECTION.**

Motion was made by Cole Ream, seconded by Mark Arnold to recommend approval of the variance to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

**CONSIDER A SIDEWALK VARIANCE FOR ATWOOD AT 5810 WEST OWEN K GARRIOTT ROAD DESCRIBED AS SE/4 SECTION 10, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN.**

Motion was made by Cole Ream, seconded by Cody Haney to recommend approval of the variance to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

**CONSIDER A REQUEST FOR A VARIANCE TO ORDINANCES 12-6-2I STREET RIGHT-OF-WAY WIDTHS AND 12-8-3S TABLE 1, STREET DESIGN STANDARDS FOR PROPERTY LOCATED AT 1724 W. OWEN K GARRIOTT ROAD.**

Motion was made by Cody Haney, seconded by Eddie Mack to recommend approval of the variance at a 50 foot right-of-way to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

**NONE.**

**ADJOURN.**

Motion was made by Cole Ream, seconded by Whitney Hall to adjourn.

The meeting adjourned at 6:17 PM.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

**Metropolitan Area Planning Commission  
Meeting**

**5.0.**

**Meeting Date:** 10/16/2017

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

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**SUBJECT:**

**CONSIDER A USE BY REVIEW PETITION FOR A 300' COMMUNICATION TOWER TO BE LOCATED IN THE SOUTHEAST CORNER OF HIGHWAY 81 AND KEOWEE ROAD BEHIND THE GAS STATION WHICH IS ALSO KNOWN AS TRACT #360 NW/4 20-24-6 BEGINNING NW/C NW/4 S89DG30'50"E 466.69, S00DG05'40"E 466.69, N 89DG30'50"W 466.69, N00DG05'40"W 466.69' TO BEG.**

**BACKGROUND:**

This petition concerns property located less than 1/4 of a mile east of Highway 81 and south of Keowee Road which is subject to MAPC review and approval. The property is zoned C-1 Local Commercial District according to the Garfield County Zoning Regulations.

The applicant is seeking Use by Review approval to place a 300' telecommunication tower.

Vance Air Force Base and Enid Woodring Regional Airport has approved the location of the tower.

**RECOMMENDATION:**

Consider the Use by Review.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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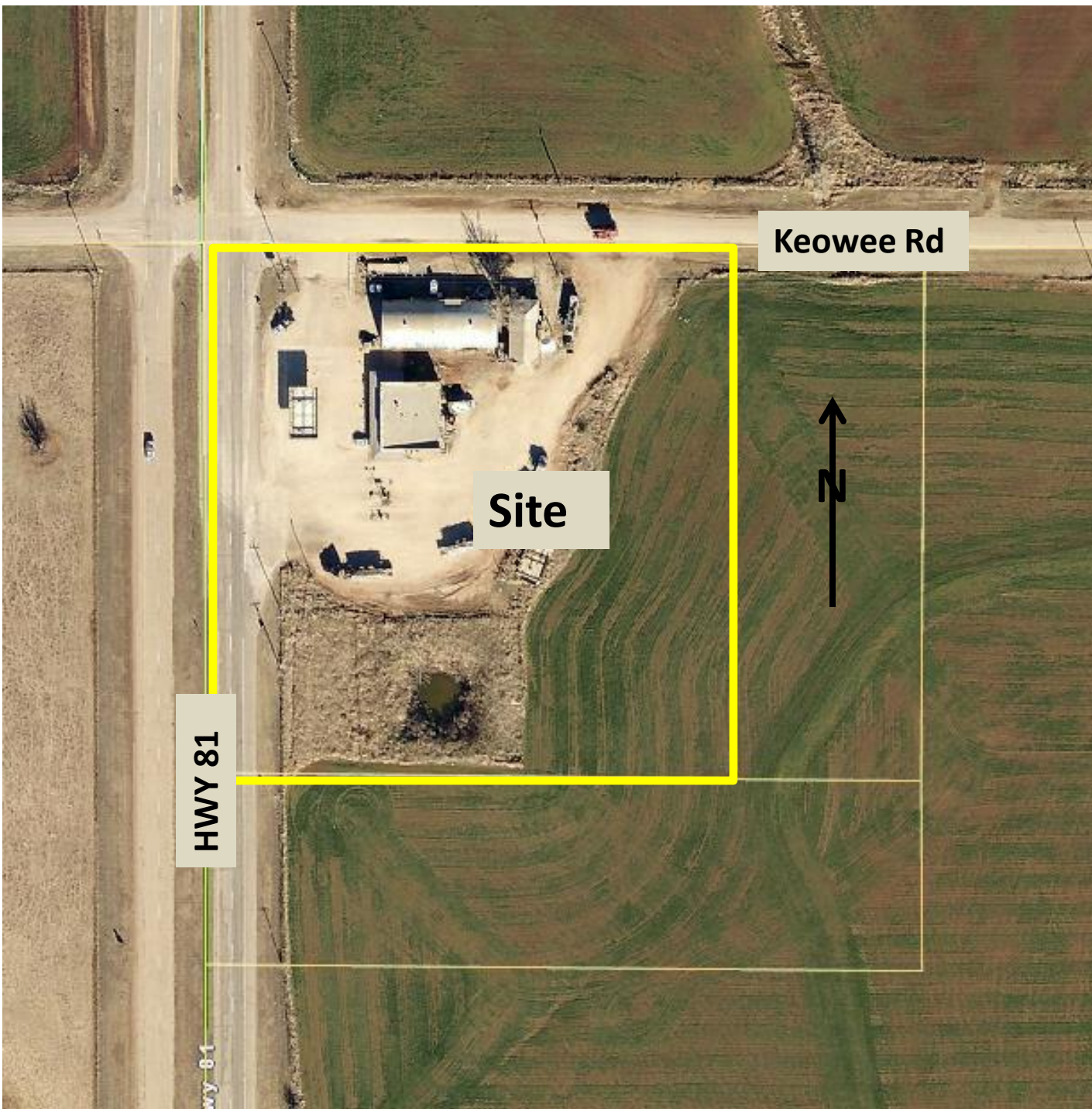
**Attachments**

Location map & site plan

Vance letter

Woodring OK

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Keowee Rd

Site

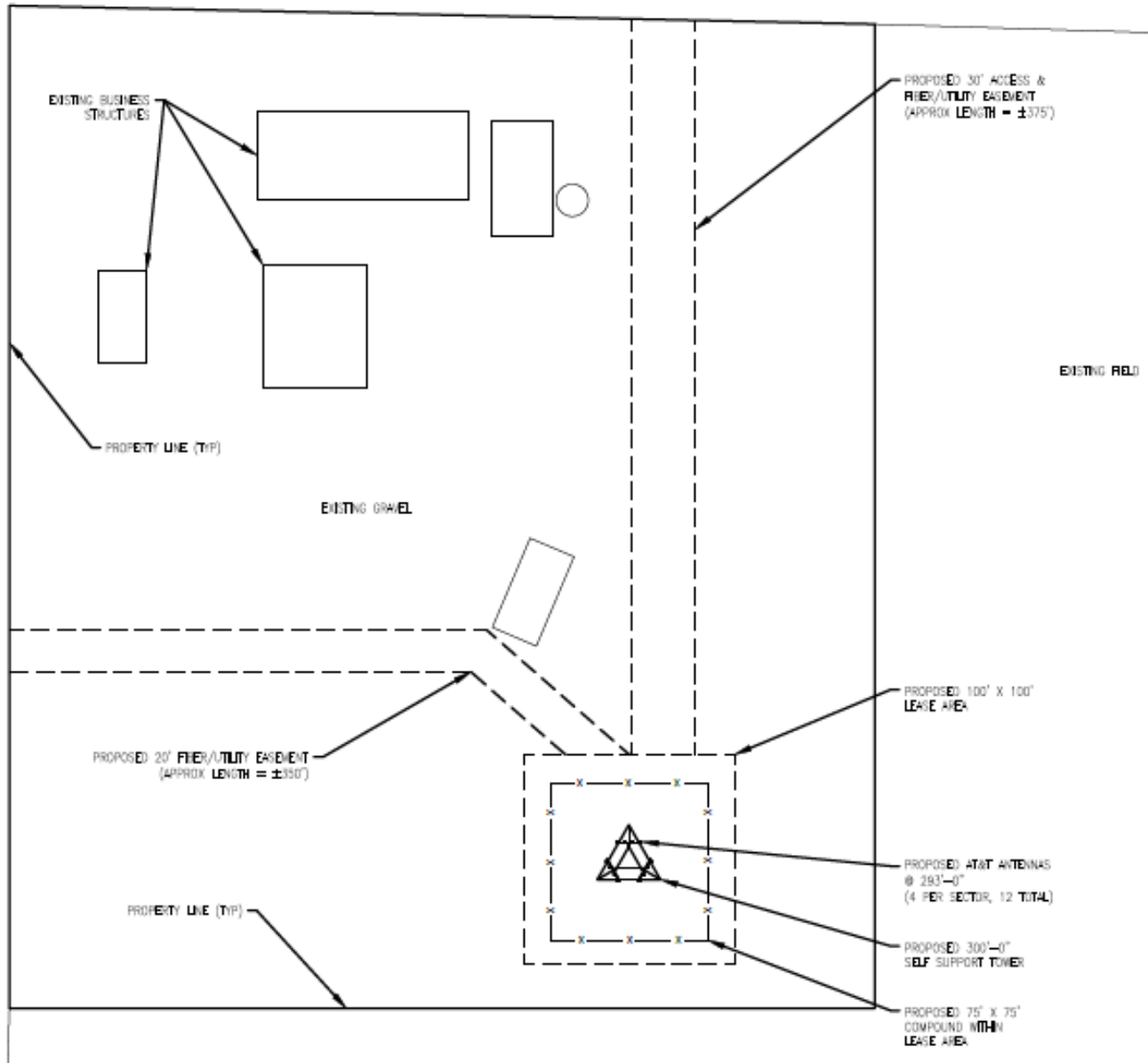
HWY 81



Keowee Road

HWY 81

US HWY 81/84







## DEPARTMENT OF THE AIR FORCE

71ST FLYING TRAINING WING  
VANCE AIR FORCE BASE OKLAHOMA



Colonel Darrell F. Judy  
Commander, 71st Flying Training Wing  
246 Brown Parkway, Suite 224  
Vance AFB, OK 73705-5015

Mr. Chris Bauer  
City of Enid Planning Administrator  
P.O. Box 1768  
Enid, OK 73702-1768

Dear Mr. Bauer,

In response to the City of Enid's request, members of the Vance Installation Encroachment Management Team (IEMT) have evaluated the proposed tower to be constructed near 14413 N. Hwy 81, Enid, Oklahoma. Based on the information provided, we do not anticipate that the development or its construction process will affect our mission.

If you have any additional questions or concerns, you may contact the Vance Airspace Office at (580) 213-7820 or via e-mail at [VanceAirSpace@us.af.mil](mailto:VanceAirSpace@us.af.mil)

Sincerely

9/8/2017

X 

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DARRELL F. JUDY, Colonel, USAF  
Commander

Signed by: JUDY.DARRELL.F.1155224068

***Develop, Deliver, Deploy...To Fly, Fight, and Win!***

**Ray Roman**

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**From:** Dan Ohnesorge <dohnesorge@enid.org>  
**Sent:** Monday, July 17, 2017 3:24 PM  
**To:** Ray Roman  
**Cc:** Chris Bauer  
**Subject:** RE: [EXTERNAL SENDER] Cell Tower No Hazard Determination - Woodring Municipal Airport

Ray,  
 In that location , the tower will not be an issue with us.....It's a good distance away...and there are already several towers as tall/taller than yours in the immediate vicinity.....But please do file with the FAA and coordinate with Vance....Cheers,  
 Dan Ohnesorge

**From:** Ray Roman [mailto:rroman@clsgroup.com]  
**Sent:** Monday, July 17, 2017 12:04 PM  
**To:** Dan Ohnesorge  
**Subject:** RE: [EXTERNAL SENDER] Cell Tower No Hazard Determination - Woodring Municipal Airport

Dan,

Its located at the SE corner of the intersection of Hwy 81 and Keowee Road. It will be just behind the gas station.

I have attached a map. If you need anything else please let me know.

Thanks for your help.

**Ray Roman**

Site Acquisition Manager

**CLSGGroup**

609 S. Kelly Ave., Suite D

Edmond, OK 73003

Cell: 405-538-7168

[rroman@clsgroup.com](mailto:rroman@clsgroup.com)

[www.clsgroup.com](http://www.clsgroup.com)

**From:** Dan Ohnesorge [mailto:dohnesorge@enid.org]  
**Sent:** Monday, July 17, 2017 11:50 AM  
**To:** Ray Roman <rroman@clsgroup.com>  
**Subject:** RE: [EXTERNAL SENDER] Cell Tower No Hazard Determination - Woodring Municipal Airport

Ray,  
 I will be happy to look at the location of your proposed tower....Is it possible to get the site shown on a map? Thanks,  
 Dan Ohnesorge  
 Airport Director  
 Enid Woodring Regional Airport  
 Cell: 580-747-9009

**From:** Ray Roman [mailto:rroman@clsgroup.com]  
**Sent:** Monday, July 17, 2017 10:36 AM  
**To:** Dan Ohnesorge  
**Subject:** [EXTERNAL SENDER] Cell Tower No Hazard Determination - Woodring Municipal Airport

Hello Dan

We are in the process of submitting for the approval of a tower with the City of Enid MAPC. A requirement of the City is to ensure we are not a hazard to air traffic.

Would you please review the following information and let us know if we are in the flight slope? Or if the proposed site would be a hazard preventing us from getting MAPC approval.

I know we'll have other FCC and FAA filing requirements but wanted run this one by you in order to comply with the City request.

Latitude: 36 32 57.3648N

Longitude: 97 52 17.4072W

AMSL: 1153 Feet

Structure Height (Above Ground Level): 300 Feet

Structure Type: Self-Support Lattice Tower

Overall Structure Height including Appurtenances (Above Ground Level): 312 Feet

If you have any questions or need additional information please let me know.

Thanks

**Ray Roman**

Site Acquisition Manager

**CLSGroup**

609 S. Kelly Ave., Suite D

Edmond, OK 73003

Cell: 405-538-7168

[rroman@clsgroup.com](mailto:rroman@clsgroup.com)

[www.clsgroup.com](http://www.clsgroup.com)

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Total Control Panel

[Login](#)

To: [rroman@clsgroup.com](mailto:rroman@clsgroup.com)

[Remove](#) this sender from my allow list

From: [dohnesorge@enid.org](mailto:dohnesorge@enid.org)

*You received this message because the sender is on your allow list.*

**Metropolitan Area Planning Commission  
Meeting**

**8.1.**

**Meeting Date:** 10/16/2017

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

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**SUBJECT:**

**CONSIDER A LOT SPLIT FOR LOT 1, BLOCK 1, PEACH ADDITION LOCATED AT 4510 EAST MARKET AVENUE.**

**BACKGROUND:**

The property is located at 4510 East Market. The property is zoned I-3 Industrial Heavy District. The applicant wants to split the south 305.15' from the north 305.15'.

The south parcel will have access to the 12 inch water line in Market Avenue. The north parcel will have access to water via an existing 10' utility easement along the west portion of the property. The south parcel will have its frontage on Market Avenue and the north parcel will have its frontage on Oklahoma Avenue.

State statutes require the approval of the local Planning Commission prior to the subdivision of any tract of land, which when subdivided contains an area of less than 10 acres.

**RECOMMENDATION:**

Consider the lot split.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Location map & survey

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42nd Street

Oklahoma Ave

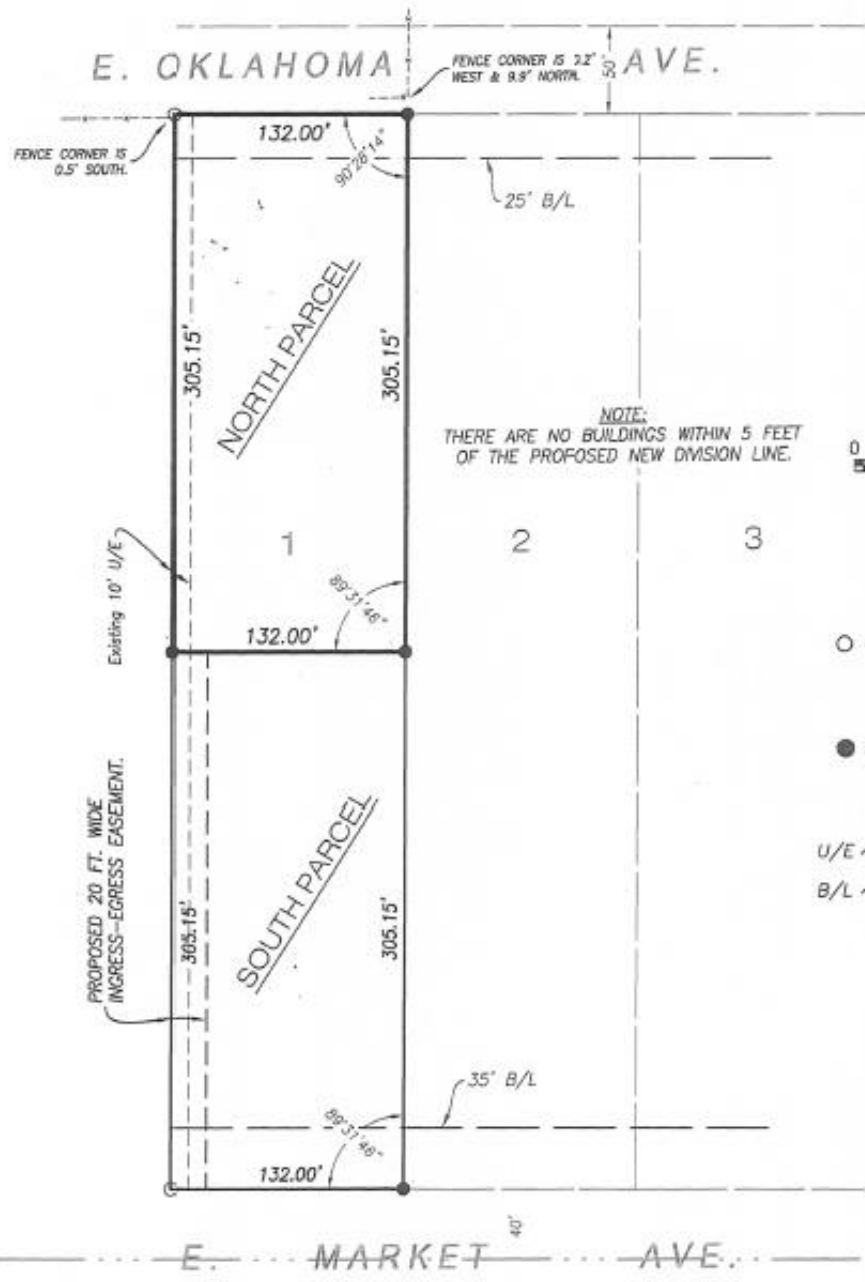
E Market Ave

E Oklahoma Ave



E Market Ave

12



SCALE: 1" = 100  
( ASSUMED BEARINGS



- ~ Denotes existing monum (3/8" Iron Pin with red found in place unless in otherwise hereon.
- ~ Denotes 3/8" iron pin s with yellow plastic cap stamped CA 828, unless otherwise noted hereon.
- U/E ~ Denotes Utility Easement
- B/L ~ Denotes Building Setback

POSITIONAL ACCURA  
Unless otherwise noted herec monuments established by th survey have a minimum posi accuracy of 0.10 feet.

**Metropolitan Area Planning Commission  
Meeting**

10.1.

**Meeting Date:** 10/16/2017

**Submitted By:** Juanita Gates, Permit Technician

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**SUBJECT:**

**CONSIDER A REQUEST TO CLOSE A TEN (10) FOOT WIDE ALLEY LYING BETWEEN AND PARALLEL WITH BIRCH AVENUE AND POPLAR AVENUE, CONNECTING WASHINGTON STREET AND EXTENDING EAST TO INDEPENDENCE AVENUE, THE SOUTH LINE OF WHICH IS COINCIDENT WITH THE NORTH LINE OF LOTS 1 THROUGH 12 OF BLOCK 3, REPLAT OF BLOCK 3, MURPHY'S ADDITION.**

**BACKGROUND:**

The Engineering Department has received a request from School District 57, Enid Public Schools to close a ten (10) foot wide alley lying between and parallel with Birch Avenue and Poplar Avenue, connecting Washington Street and extending east to Independence Avenue, the south line of which is coincident with the north line of Lots 1 through 12 of Block 3, Replat of Block 3 Murphy's Addition, a part of the Southeast Quarter of Section Six, Township Twenty-two, Range Six West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

A ten (10) foot platted alley lying north of Lots 1 through 12 of Block 3, Replat of Block 3 Murphy's Addition.

This site is changing from school use to multi-family development. The developer is planning to relocate utilities out of the alley.

All utility companies, City of Enid operating departments, and property owners within 300 feet have been notified of this proposed closing. An easement will be retained for sanitary sewer mains, as well as access by other utility companies having utilities located within this area until the acceptance of the relocation of the sanitary sewer mains.

MAPC's review is the first step in the process and this closing request is presented for your consideration.

**RECOMMENDATION:**

Approve.

**PRESENTER:**

Robert Hitt, P.E., City Engineer.

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**Attachments**

Location Map - Proposed Alley Closing

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Location Map -  
Proposed Closing

N Washington St

W Poplar Ave

W Birch Ave

N Independence Ave