



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

METROPOLITAN AREA PLANNING COMMISSION

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 21st day of May, 2018, 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 APRIL 16, 2018.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. NONE.
5. USE BY REVIEW.
 1. NONE.
6. PLATS.
 1. CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF BREEZY ACRES, LOTS 1, 2, 3 AND 4 LOCATED IN EAST HALF OF THE SE/4 OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.

2. NONE.
7. SITE PLAN.
 1. NONE.
8. LOT SPLITS.
 1. CONSIDER A LOT SPLIT FOR NORTHWEST VETERINARIAN SUPPLY LOCATED AT 3104 NORTH VAN BUREN, WHICH IS ALSO KNOWN AS A TRACT OF LAND SITUATED IN BLOCK 1, LOT 4 OF DAVIS COMMERCIAL TRACTS.
 2. NONE.
9. TRAFFIC.
 1. NONE.
10. EASEMENTS.
 1. CONSIDER A REQUEST TO CLOSE A PORTION OF AN UNDEVELOPED STREET EAST OF LOT 1, BLOCK 8, EAST PARK ADDITION TO ENID OKLAHOMA.
 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 16TH DAY OF APRIL 2018

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 16th day of April 2018, pursuant to notice given by April 13, 2018 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 13th day of April 2018.

Present: Mark Arnold; Whitney Hall; Marvin Kusik; Eddie Mack; David Mason; Cole Ream; Don Roberts; David Trojan; James Simunek, County Commissioner Ex-Officio

Absent: Jonathan Waddell, City Commissioner, Ex-Officio

Also Present: Chris Bauer, Planning Administrator; Robert Hitt, City Engineer; Karla Ruther, Assistant City Planner; Angela Rasmuson, Code Official; Stanley Locke, Code Assistant

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF MARCH 19, 2018.

Motion was made by Don Roberts, seconded by David Mason to approve the minutes.

David Trojan abstained.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, County Commissioner Ex-Officio James Simunek

Passed

ADMINISTRATION.

NONE.

ZONING.

NONE.

USE BY REVIEW.

CONDUCT A HEARING AND CONSIDER A USE BY REVIEW FOR DAVID HENIGMAN FOR AN IMPOUND AND SALVAGE YARD LOCATED 1110 WEST CHESTNUT WHICH IS ALSO KNOWN AS TRACT # 880 IN THE SE/4 SECTION 1, TOWNSHIP 22 NORTH, RANGE 7 W.I.M.

Motion was made by Whitney Hall, seconded by Don Roberts to deny the Use by Review.

Angela Rasmuson, Code Official, gave the presentation on screening.

Shawn Luttrell, Yellowhouse Machinery, opposed the salvage and impound lot.

Todd Berdit, opposed the salvage and impound lot.

Garrett Mercer, works for Mr. Henigman. Site is a work in progress.

Steve Singer, Attorney for David Henigman spoke on behalf of his client and answered questions from the Commission.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, David Trojan, County Commissioner Ex-Officio James Simunek

Passed

CONDUCT A HEARING AND CONSIDER A USE BY REVIEW FOR A PRIVATE CLUB HOUSE TO BE LOCATED AT 3402 NORTH OAKWOOD WHICH IS A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN.

Motion was made by Cole Ream, seconded by Whitney Hall to approve the Use by Review.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, David Trojan, County Commissioner Ex-Officio James Simunek

Passed

NONE.

PLATS.

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT FOR OKLAHOMA UNITED METHODIST CIRCLE OF CARE, INC. LOCATED AT 3402 NORTH OAKWOOD ROAD, WHICH IS ALSO KNOWN AS A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN.

Motion was made by Whitney Hall, seconded by Cole Ream to approve the lot split.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, David Trojan, County Commissioner Ex-Officio James Simunek

Passed

CONSIDER A LOT SPLIT FOR PROPERTY LOCATED 5203 ON ENTERPRISE BOULEVARD WHICH IS KNOWN AS A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN.

Motion was made by David Mason, seconded by Mark Arnold to approve the lot split.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, David Trojan, County Commissioner Ex-Officio James Simunek

Passed

NONE.

TRAFFIC.

NONE.

EASEMENTS.

NONE.

VARIANCES.

**CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1
SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 310 E. HARVARD AVENUE.**

Motion was made by Cole Ream, seconded by Eddie Mack to recommend approval of the sidewalk variance to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, David Trojan, County Commissioner Ex-Officio James Simunek

Passed

NONE.

ADJOURN.

Motion was made by Whitney Hall, to adjourn.

The meeting adjourned at 6:49 PM.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, David Trojan, County Commissioner Ex-Officio James Simunek

Passed

Metropolitan Area Planning Commission Meeting

6.1.

Meeting Date: 05/21/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF BREEZY ACRES, LOTS 1, 2, 3 AND 4 LOCATED IN EAST HALF OF THE SE/4 OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.

BACKGROUND:

This items involves the final plat of four lots located at the northwest corner of Garland Road and Phillips Avenue. Lot 1 contains 5.5986 acres with lots 2, 3 and 4 containing 1.5 acres each. Lot 1 will have access to Garland Road, Lots 2, 3 and 4 will have access to Phillips Road. Utilities will be private water and sewer.

The property is zoned A-2 Suburban District according to the Garfield County Zoning Map.

RECOMMENDATION:

Consider a recommendation to the Garfield County Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & plat



Garland Rd

N

Phillips Ave

Phillips Ave

Garland Rd

N

PH



**Metropolitan Area Planning Commission
Meeting**

8.1.

Meeting Date: 05/21/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT FOR NORTHWEST VETERINARIAN SUPPLY LOCATED AT 3104 NORTH VAN BUREN, WHICH IS ALSO KNOWN AS A TRACT OF LAND SITUATED IN BLOCK 1, LOT 4 OF DAVIS COMMERCIAL TRACTS.

BACKGROUND:

The property is located at 3104 North Van Buren and zoned C-3 General Commercial District. The applicant is splitting off 0.32 acres at the northeast corner of the property. Public water exists at the site and the property will have access from the Van Buren Access Road. The property will have access to sewer through an easement.

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

RECOMMENDATION:

Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & survey



W Oxford Ave

N Van Buren Bypass

N Van Buren St

81

Rd



F5718
322 GPM

8

10192
10.47

294A

8

V57E-007

10191
827

294A

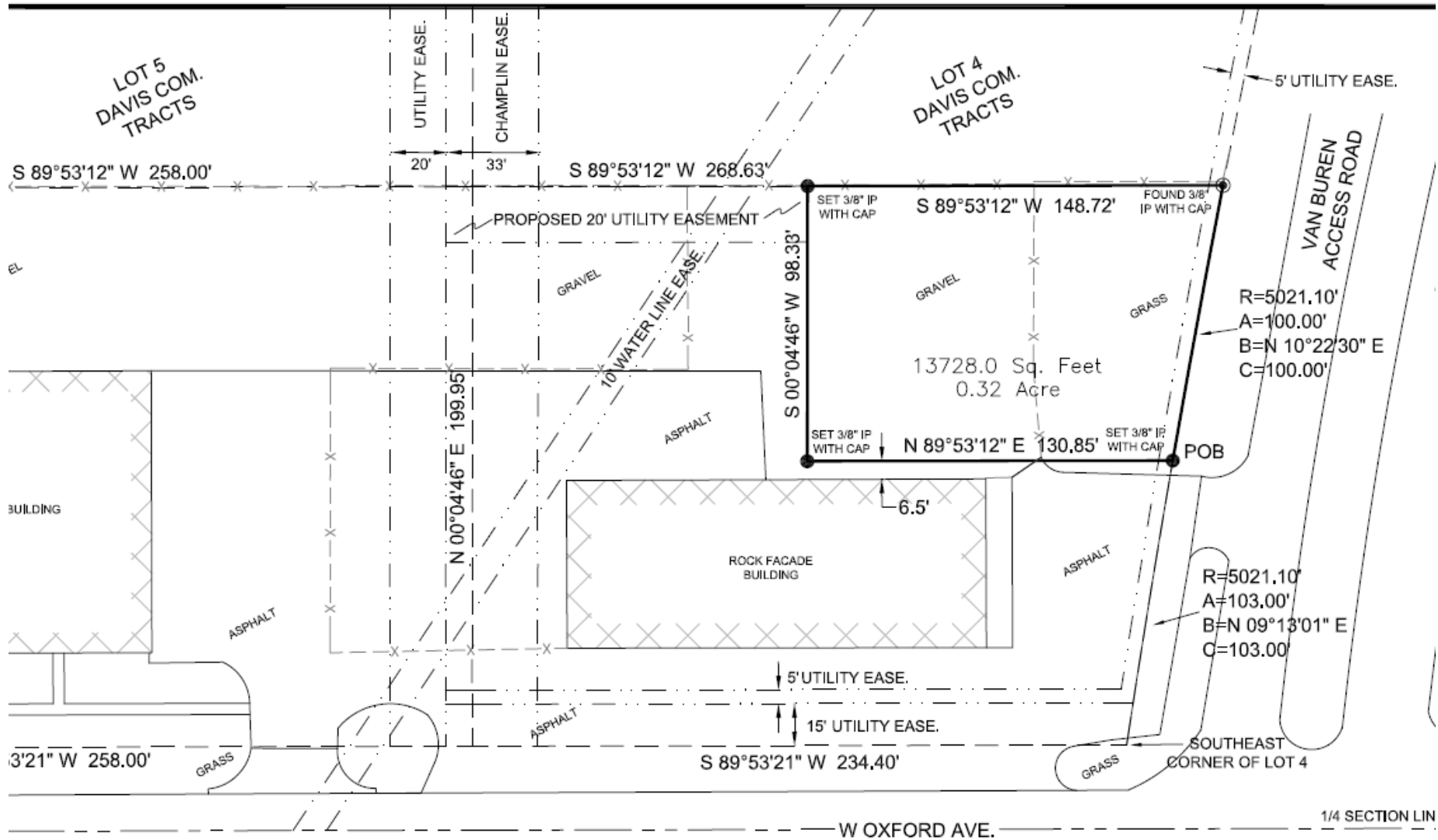
8

WWP

W Oxford Ave

N Van Buren Bypass

81



LOT 5
DAVIS COM.
TRACTS

LOT 4
DAVIS COM.
TRACTS

S 89°53'12" W 258.00'

S 89°53'12" W 268.63'

S 89°53'12" W 148.72'

S 00°04'46" W 98.33'

N 89°53'12" E 130.85'

S 89°53'21" W 234.40'

3'21" W 258.00'

N 00°04'46" E 199.95'

R=5021.10'
A=100.00'
B=N 10°22'30" E
C=100.00'

R=5021.10'
A=103.00'
B=N 09°13'01" E
C=103.00'

SOUTHEAST
CORNER OF LOT 4

W OXFORD AVE.

1/4 SECTION LIN

UTILITY EASE.

CHAMPLIN EASE.

5' UTILITY EASE.

PROPOSED 20' UTILITY EASEMENT

10' WATER LINE EASE.

VAN BUREN
ACCESS ROAD

EL

BUILDING

ROCK FACADE
BUILDING

SOUTHEAST
CORNER OF LOT 4

ASPHALT

ASPHALT

ASPHALT

ASPHALT

GRASS

GRASS

GRAVEL

GRAVEL

GRASS

6.5'

5' UTILITY EASE.

15' UTILITY EASE.

**Metropolitan Area Planning Commission
Meeting**

10.1.

Meeting Date: 05/21/2018

Submitted By: Juanita Gates, Permit Technician

SUBJECT:

CONSIDER A REQUEST TO CLOSE A PORTION OF AN UNDEVELOPED STREET EAST OF LOT 1, BLOCK 8, EAST PARK ADDITION TO ENID OKLAHOMA.

BACKGROUND:

The Engineering Department has received a request from Teresa and Rigoberto Chavez to close a portion of an undeveloped street east of 627 E State Avenue; Lot 1, Block 8, East Park Addition to Enid Oklahoma, a part of the Northwest Quarter of Section Seventeen, Township Twenty-two North, Range Six West of the Indian Meridian, being more particularly described as follows:

Commencing at the northeast corner of Lot 1, Block 8, East Park Addition to Enid Oklahoma, point of beginning; thence east perpendicular to the east line of said Lot 1, 34.5 feet to a point; thence south 130 feet parallel to the east property line of said Lot 1; thence west perpendicular to the east line of said Lot 1, 34.5 feet to the southeast corner of said Lot 1, thence north along east boundary line of said Lot 1, to the point of beginning.

When Mr. and Mrs. Chavez moved into the property in 1984, a fence was preexisting along with the structures that were built on the street Right-of-Way. Since the driveway was preexisting, they assumed the property lines were correct. Upon their recent discovery, they are filing this request to close this portion of the street to bring their property into compliance.

All utility companies, City of Enid operating departments, and property owners within 300 feet have been notified of this proposed closing.

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.

Attachments

Location map

Proposed Closing - State



**Proposed Closing
Location Map
627 East State Ave
Undeveloped street east of
Lot 1, Block 8
East Park Addition To Enid Oklahoma**

APPLICATION FOR PROPOSED CLOSING OF PUBLIC WAY OR EASEMENT

Applicant must submit this form and the filing fee of \$150.00 made payable to the City of Enid. A certified Ownership List from an abstract company for all property owners within 300 feet of the exterior boundary of the proposed closing must be provided before the proposed closing will be considered for submittal to the city commission. The city commission meets on the first and third Tuesdays of every month, and this proposal must be submitted at least forty-four (44) days prior to the date that the city commission can set hearing to be placed on the agenda. Any discrepancies in the application will be noted and the application will be returned to the applicant's address along with the filing fee and a new application.

Applicant: Name Teresa & Rigoberto Chavez
Address 627 East State
Contact Person Teresa Chavez
Telephone Number 580-603-1912

A portion of Undeveloped Street [Street/Avenue/Easement], being a tract of land lying in the Northwest Quarter (NW/4) of Section Seventeen (17), Township Twenty-two (22) North, Range Six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: Undeveloped Street East of platted
Lots 1 and 2, Block 8, East Park Addition to
the City of Enid, Oklahoma

Reason for closing: (Please be specific)

When we moved into the property in 1984, the fence was
preexisting along with the structures. Since the driveway was
preexisting we assumed the property lines were correct. We
just found out this is not the case so we are trying to correct
this.

The City of Enid shall retain the absolute right to reopen the public way or street without expense and that the closing shall not affect the right to maintain, repair, construct, operate or remove utility, public service corporation, or transmission company facilities of service therein, until such time as action is brought in the District Court pursuant to Title 11, Oklahoma Statutes, Section 42-101 et seq.

Send this form to:

Juanita Gates
Permit Technician
401 West Garriott Road
Enid, Oklahoma 73701
580.616.7232

Or bring it by the Engineering office on the second floor.

