



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 17th day of September, 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 AUGUST 20, 2018.
3. ADMINISTRATION.
 1. CONSIDER A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS TO REMOVE THE UNITED METHODIST RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (PUD) FROM 3502 KING STREET.
 2. NONE.
4. ZONING.
 1. NONE.
5. USE BY REVIEW.
 1. NONE.
6. PLATS.

1. **CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY COMMISSIONERS FOR THE FINAL PLAT OF BRIDGE CREEK ADDITION BLOCKS 12, 13 AND 14 LOCATED IN PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY.**
2. **NONE.**
7. **SITE PLAN.**
 1. **NONE.**
8. **LOT SPLITS.**
 1. **CONSIDER A LOT SPLIT FOR KATHLEEN BREWER LOCATED IN THE 1400 BLOCK OF NORTH WASHINGTON STREET WHICH IS ALSO KNOW AS PART OF THE SW/4 OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 6 WEST, I.M.**
 2. **NONE.**
9. **TRAFFIC.**
 1. **NONE.**
10. **EASEMENTS.**
 1. **NONE.**
11. **VARIANCES.**
 1. **CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 939 SOONER TREND ROAD.**
 2. **CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 3005 S. VAN BUREN STREET.**
 3. **NONE.**
12. **ADJOURN.**

Metropolitan Area Planning Commission Meeting

2.

Meeting Date: 09/17/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF AUGUST 20, 2018.

BACKGROUND:

RECOMMENDATION:

PRESENTER:

Attachments

8-20-18 Minutes

DRAFT

MINUTES OF REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, HELD ON THE 20TH DAY OF AUGUST 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 20th day of August 2018, pursuant to notice given by August 17, 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 17th day of August 2018.

Present: Mark Arnold; Whitney Hall; Marvin Kusik; Eddie Mack; David Mason; Cole Ream; Don Roberts; David Trojan; Jonathan Waddell, City Commissioner, Ex-Officio

Absent: James Simunek, County Commissioner Ex-Officio

Also Present: 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 JULY 16, 2018.

Motion was made by City Commissioner, Ex-Officio Jonathan Waddell, seconded by David Trojan to approve the minutes.

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

Passed

ADMINISTRATION.

NONE.

ZONING.

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 1 AND 2, BLOCK 13, ROCK ISLAND HEIGHTS ADDITION AND LOTS 6-10, BLOCK 17, SOUTHERN HEIGHTS 2ND ADDITION LOCATED AT 301 EAST IOWA FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO R-7 RESIDENTIAL MULTI-FAMILY DISTRICT.

Motion was made by Cole Ream, seconded by David Mason to recommend approval to the Mayor and Board of Commissioners.

Muriel Allen, Valentino Ala Torre, LaDonna Ware, Sharita Ala Torre, Barbara Finley and Ronald Skip Kelly spoke against the rezoning.

Jeremiah Herrian answered questions from the Planning Commission and addressed comments raised by those against the rezoning.

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

NAY: Don Roberts, City Commissioner, Ex-Officio Jonathan Waddell

Passed

NONE.

USE BY REVIEW.

CONDUCT A HEARING AND CONSIDER A USE BY REVIEW FOR A MODULAR HOME FOR A RESIDENCE LOCATED AT 4302 EAST MARKET AVENUE WHICH IS ALSO KNOWN AS LOTS 21-22, BLOCK 1, ROCKDALE SUBDIVISION, SW/4 11-22-6.

Motion was made by David Trojan, seconded by Mark Arnold to approve the Use by Review.

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

Passed

NONE.

PLATS.

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED AT 1306 ST. ANDREW COURT, WHICH IS ALSO KNOWN AS LOT 4, BLOCK 4, PHEASANT RUN GOLF COMMUNITY.

Motion was made by David Trojan, seconded by Whitney Hall to approve the lot split.

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

Passed

CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED AT 1304 ST. ANDREW COURT, WHICH IS ALSO KNOWN AS LOT 5, BLOCK 4, PHEASANT RUN GOLF COMMUNITY.

Motion was made by Whitney Hall, seconded by City Commissioner, Ex-Officio Jonathan Waddell to approve the lot split.

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

Passed

CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED AT 1304 ST. ANDREW COURT, WHICH IS ALSO KNOWN AS LOT 4 AND 5, BLOCK 4, PHEASANT RUN GOLF COMMUNITY.

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

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

Passed

NONE.

TRAFFIC.

NONE.

EASEMENTS.

CONSIDER A REQUEST TO CLOSE A PORTION OF A STORMWATER DETENTION EASEMENT, LOT 4, BLOCK 13, PLAT OF BLOCKS TWELVE & THIRTEEN, WILLOW WEST FOURTH ADDITION.

Motion was made by Cole Ream, seconded by City Commissioner, Ex-Officio Jonathan Waddell to recommend approval to the Mayor and Board of Commissioners.

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

Passed

NONE.

VARIANCES.

NONE.

ADJOURN.

Motion was made by Don Roberts, seconded by Whitney Hall to adjourn.

The meeting adjourned at 7:11 PM.

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

Passed

**Metropolitan Area Planning Commission
Meeting**

3.1.

Meeting Date: 09/17/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS TO REMOVE THE UNITED METHODIST RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (PUD) FROM 3502 KING STREET.

BACKGROUND:

Dr. Dale Kosted, D.V.M. has requested the United Methodist Retirement Community Planned Unit Development (PUD) be removed from his property located at 3502 King Street. Dr. Kosted stated he originally agreed to be a part of the PUD. Dr. Kosted stated the PUD has caused problems with his shipping records at Federal Express and wishes to have the PUD removed. If approved the PUD will be removed from his property and the zoning will revert back to C-1 Light Commercial District, A veterinary clinic is a permitted use in C-1.

The original United Methodist Retirement Community PUD was approved December 5, 2000 and now is called The Commons. Staff contacted The Commons who said their Board reviewed Dr. Kosted's request and had no objection.

RECOMMENDATION:

Consider a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map

Kosted Request

S Oakwood Rd

United Methodist
Home Retirement
Community PUD

King St

e St

Burdell Ln

Dolphin Cir

Wesley Ln
Asbury Cir

Frances St



Oakwood Veterinary Clinic

3502 King Street

Enid, OK 73703

1-888-237-9988 toll free

1-580-237-9988 voice/fax

dkosteddvdm@att.net email

Dale Kosted, D.V.M

8/24/18

City of Enid

Attn: Chris Bowers/Karla

401 West Owen K. Garriott Road

P.O. Box 1768

Enid, Oklahoma 73702

Dear Chris,

I am writing this letter to petition having the residential overlay removed from my property. I agreed to having this placed when requested by the The Commons but it has caused problems with my shipping records at Federal Express so that is the reason I am asking it to be removed.

Regards,



Dale Kosted, D.V.M.

RECEIVED
AUG 27 2018

BY: 

**Metropolitan Area Planning Commission
Meeting**

6.1.

Meeting Date: 09/17/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY COMMISSIONERS FOR THE FINAL PLAT OF BRIDGE CREEK ADDITION BLOCKS 12, 13 AND 14 LOCATED IN PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY.

BACKGROUND:

Bridge Creek Addition is located in Garfield County, one mile west of the Enid city limits, on the south side of Carrier Road/ Highway 45. The applicant is platting Blocks 12 and 13 with a total of 14 lots. Bridge Creek acquired half of the abandoned railroad right of way which is being platted as Block 14. Block 14 has nine tracts that will be transferred to the adjacent lots.

The property is zoned R-1 according to the Garfield County zoning map. The lot sizes exceed the one-half acre minimum lot size in the R-1 regulations. The lots will be served by private water wells and septic system. The lots will be served by private blacktop streets.

RECOMMENDATION:

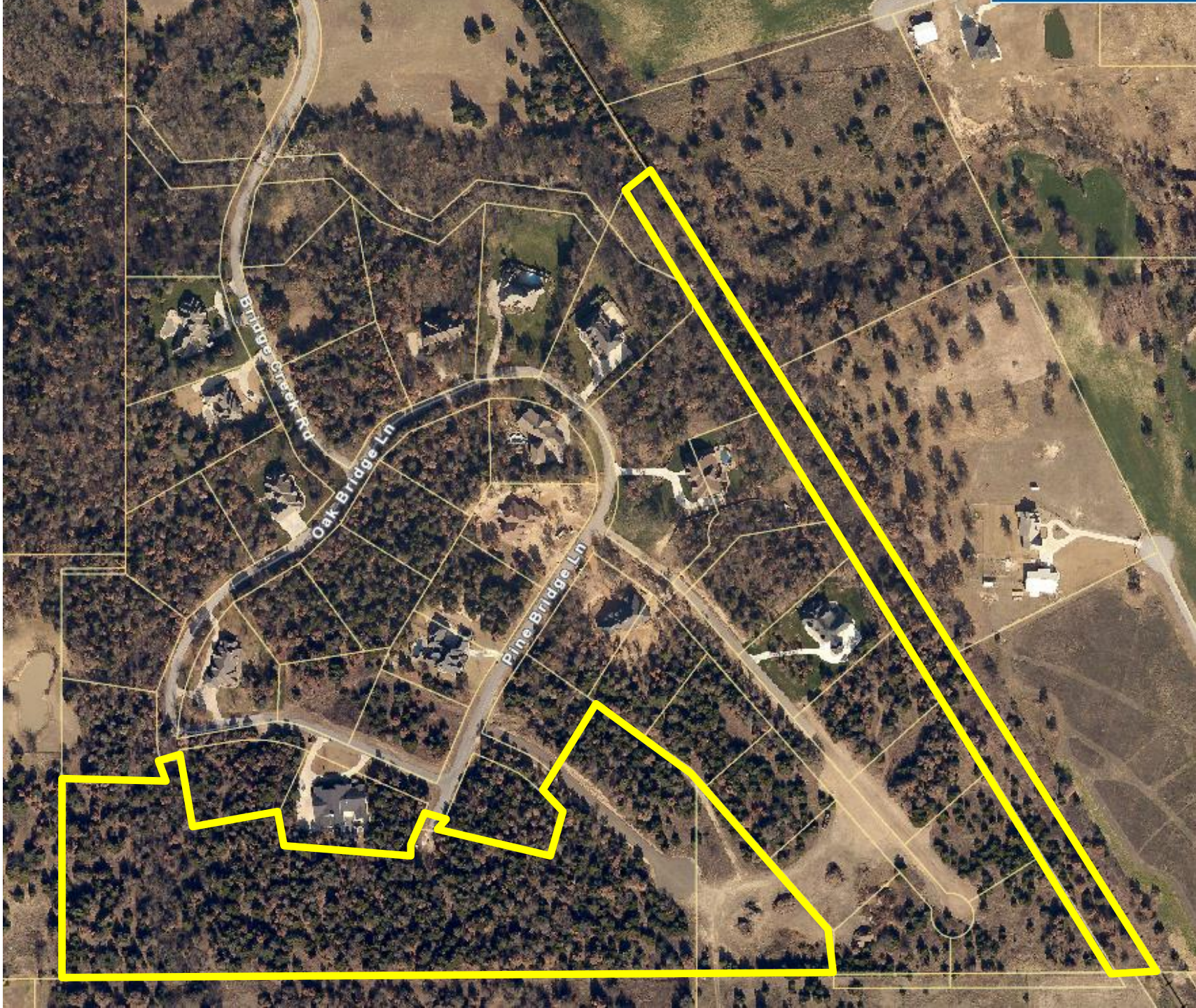
Consider a recommendation to the Garfield County Commissioners.

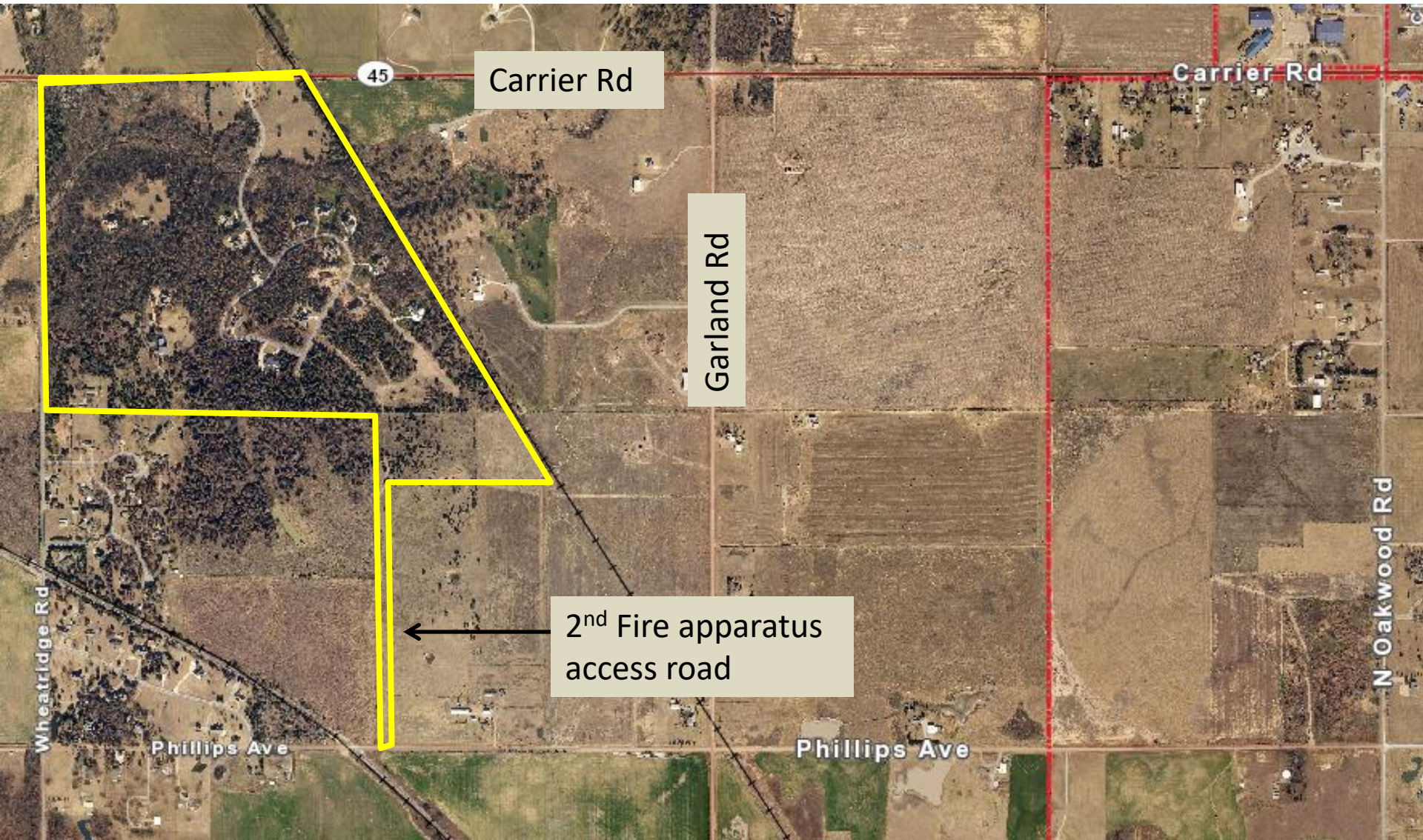
PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & plat





45

Carrier Rd

Carrier Rd

Garland Rd

Wheatridge Rd

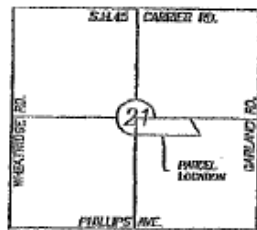
Phillips Ave

Phillips Ave

N-Oakwood Rd

2nd Fire apparatus
access road

EXHIBIT "A"



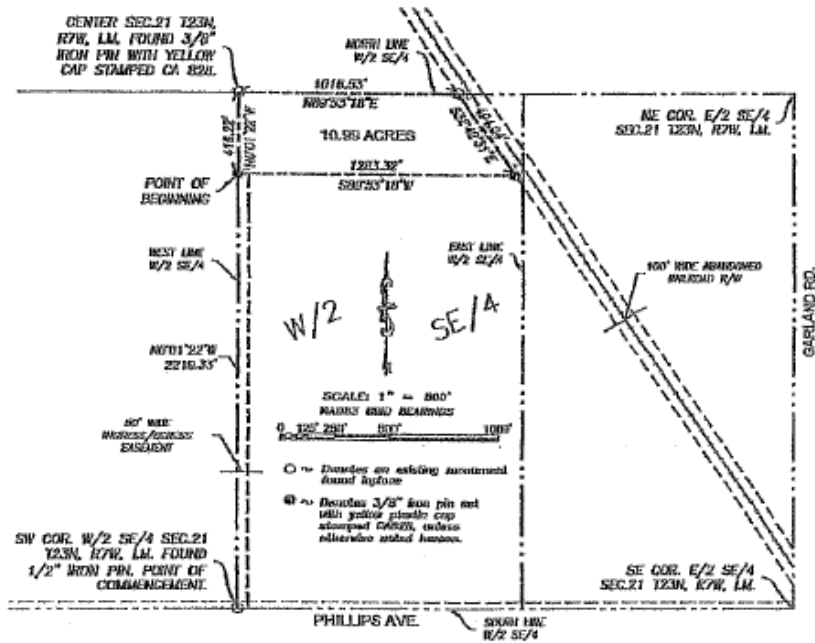
BOUNDARY SURVEY
PART OF THE WEST HALF SOUTHEAST QUARTER SECTION
21, TOWNSHIP 23 NORTH, RANGE 7 WEST, 1. M. 2
GARFIELD COUNTY, OKLAHOMA

NOTICE!

No record file search was performed to determine if subject land is affected by other easements and/or rights-of-way not shown herein.

PROFESSIONAL AGENCY

Unless otherwise noted herein all measurements established by this survey have a professional positional accuracy of 0.10 feet.



SURVEYOR'S OPINION

To the best of my knowledge, information and belief, a prudent survey was made under my supervision of the land shown herein, which meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors on July 26, 2011.

DATE OF SURVEY: 2-27-15
DATE SIGNED: 3-23-15
CLIENT: END ASSET MANAGEMENT

Revision 001a Scope
1.
2.
3.

SURVEY SUMMARY:

USED PREVIOUS SURVEY INFORMATION BY THIS FIRM TO ESTABLISH SECTION CORNER.



PERRY D. PORTERFIELD
R.P.A.S. NO. 857

EXHIBIT "B"

FILE NO. 201270153/SOUTH PARCEL SURVEY



PORTERFIELD SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
30011 MIDLAND, SUITE 2000, OKLAHOMA CITY, OKLAHOMA 73128
P.O. BOX 20100, TULSA, OKLAHOMA 74102
C.A. No. 828, License Expires June 30, 2019

**Metropolitan Area Planning Commission
Meeting**

8.1.

Meeting Date: 09/17/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT FOR KATHLEEN BREWER LOCATED IN THE 1400 BLOCK OF NORTH WASHINGTON STREET WHICH IS ALSO KNOWN AS PART OF THE SW/4 OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 6 WEST, I.M.

BACKGROUND:

The property is located at the northwest corner of Poplar Avenue and Washington Street and zoned R-4 Residential Duplex or Two Family Dwelling District. The applicant is splitting the property into two equal 7,000 square foot lots that comply with the R-4 zoning. Public water exists in both Poplar and Washington, public sewer exists in the alley which will be available for both lots. The lots will have access from Washington and the lot on the south will also have access from Poplar.

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 Cherry Ave

N Washington St

N Independent

W Poplar Ave

W Poplar Ave

W Birch Ave

W Birch Ave

Washington St





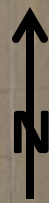
1M096
12.67

1M095
9.75

127 (Missing)

SITE

N Washington St



W Poplar Ave

F331

V03E-094
993 GPM

WWP-161-1

V03E-066

V03W-001

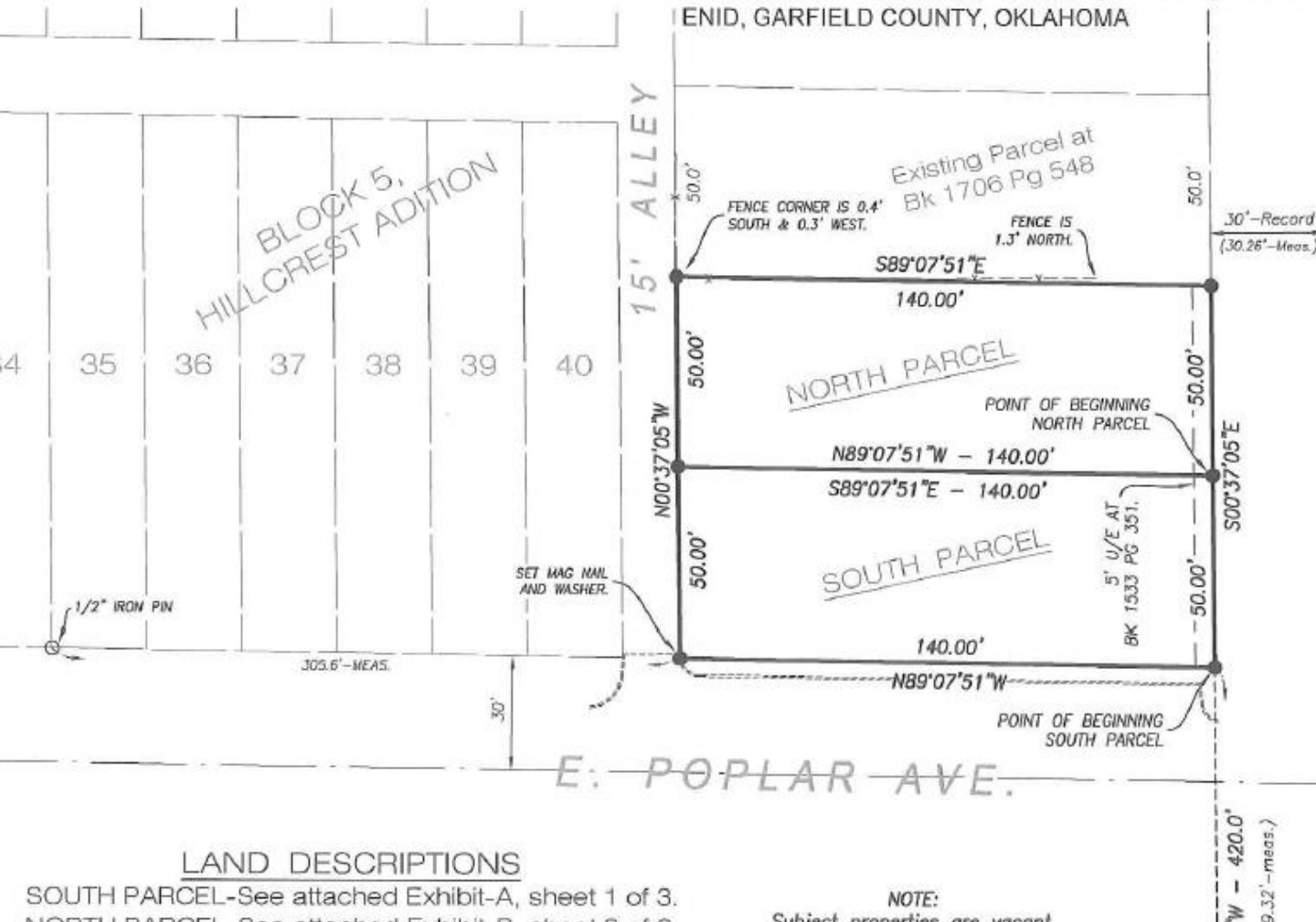
V03W-020

1G206
2:50 Ave
W Poplar Ave

W Poplar Ave

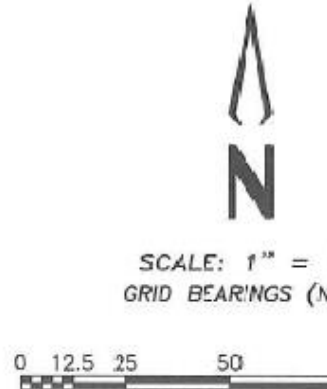
WWP-516

BOUNDARY SURVEY MAP for Lot-Split
 A Part of the SW/4 Sec. 6, T22N, R6W, I.M.
 ENID, GARFIELD COUNTY, OKLAHOMA



BLOCK 5,
 HILLCREST ADITION

N. WASHINGTON ST.
 EAST LINE SW/4



- ~ Denotes existing mark found in place as it hereon.
- ~ Denotes 3/8" iron pin with yellow plastic cap stamped CA 828, unless otherwise noted hereon.
- U/E ~ Denotes Utility Easement

POSITIONAL ACCURACY
 Unless otherwise noted the monuments established by survey have a minimum positional accuracy of 0.10 feet.

NOTICE!
 No record title search was made.

LAND DESCRIPTIONS

SOUTH PARCEL-See attached Exhibit-A, sheet 1 of 3.
 NORTH PARCEL-See attached Exhibit-B, sheet 2 of 3.

NOTE:
 Subject properties are vacant

**Metropolitan Area Planning Commission
Meeting**

11.1.

Meeting Date: 09/17/2018

Submitted By: Jacqueline Cook, Engineering EA

SUBJECT:

CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 939 SOONER TREND ROAD.

BACKGROUND:

The City of Enid has received a variance request to Ordinance 10-6-1 Sidewalks Required: from David Henry, 8 Henry's Construction, LLC, contractor.

Reasons for desiring approval of the Variance: Currently no sidewalks in area. Multiple buildings have been added and no sidewalks built.

The referenced property is located at 939 Sooner Trend Road, Lot 10, Block 0, Enid Energy Center 2nd. The property is zoned Industrial (I-2) and Legacy OFS Construction, LLC is currently at this location. They have constructed a 40' x 60' Steel Storage Building.

Per Ordinance 10-6-1 B Sidewalks That Parallel Abutting Streets: The following shall include sidewalks that parallel all abutting streets

B5. Addition, redevelopment and infill development on property used as or zoned as industrial.

RECOMMENDATION:

Consider variance to Ordinance 10-6-1 Sidewalks Required.

PRESENTER:

Robert Hitt, P.E., City Engineer

Attachments

Sidewalk Variance Petition

Map

Image



City of Enid Engineering Department
Robert Hitt, P.E., City Engineer
rhitt@enid.org; 580-616-7231
P.O. Box 1768
Enid, OK 73702

VARIANCE PETITION FOR SIDEWALK

I, or We, hereby petition the Mayor and Board of Commissioners for a variance to the following provision of the City of Enid Ordinance, Section 10-6-1: Sidewalks Required

Location: 937 Sooner Trend (street address):

Legal description: TR-10 sd-ESG Enid Energy Center
2nd SW/4 1-22-6

Current zoning of property: _____

Reasons for desiring approval of the Variance are as follows: (additional pages may be added)

Currently no sidewalks in area. Multiple
buildings have been added and no
sidewalks built

Dated this 5 day of July, 2018

Applicant's signature:

Telephone: 405-240-8831

Printed name: David Henry

Email: dustin.w@henrys.com

Address: 4709 Sinding Meridian Choctaw OK 73020

Office Use Only
Date of Commission Meeting: _____ day of _____

Location Map – 939 Sooner Trend Road



Sooner Tennis

**Metropolitan Area Planning Commission
Meeting**

11.2.

Meeting Date: 09/17/2018

Submitted By: Jacqueline Cook, Engineering EA

SUBJECT:

CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 3005 S. VAN BUREN STREET.

BACKGROUND:

The City of Enid has received a variance request to Ordinance 10-6-1 Sidewalks Required from Joe Bill Kline, owner.

Reasons stated for requesting variance are listed as: Can't place sidewalk where required – street light and water meter in the road, and dead ends in fire hydrant on the north end.

The referenced obstructions would require adjustments in sidewalk alignment and and water meter box. Such adjustments or a common occurrence when placing sidewalks in existing developmen areas. Also both drives may require re-construction to maintain required cross slopw for the sidewalk crossing.

The referenced property is located at 3005 S. Van Buren Street, Unplatted Real Estate TR#414 in SW/4 19-22-6. The property is zoned Industrial (I-2) and Kline Sign is currently at this location. They have constructed a 714 square foot metal building addition for warehouse and storage.

Per Ordinance 10-6-1 B Sidewalks That Parallel Abutting Streets: The following shall include sidewalks that parallel all abutting streets

B5. Addition, redevelopment and infill development on property used as or zoned as industrial.

RECOMMENDATION:

Consider variance to Ordinance 10-6-1 Sidewalks Required.

PRESENTER:

Robert Hitt, P.E., City Engineer

Attachments

Street View

Sidewalk Variance Petition

Map

S Van Buren St

KLIN
SIGN

725





Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

PUBLIC INFRASTRUCUTRE SIDEWALK VARIANCE PETITION

Fee: None

Street Address: 3005 S Van Buren Current Zoning District: 1-2

Your Sidewalk Variance Petition will be forwarded to the Engineering Department for presentation to MAPC and City Commission. Your contact person is Chris Gdanski at 580-616-7234 or cgdanski@enid.org.

Variance Section: 10-6-1 B. 5.
Contact Chris Stein for variance section at 580-616-7279 or cstein@enid.org

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) Can't place sidewalk were city Required Straightening the Road Meter (cutting) in the Road and Deadends in Fire Hydrants on North End.
I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the **Metropolitan Area Planning Commission and Mayor and Board of Commissioners** for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

The Planning Commission may recommend a variance from the title when, in its opinion, undue hardship any result from strict compliance. In recommending any variance, the Planning Commission shall prescribe only conditions that it deems necessary to, or desirable for, the public interest. In making its findings, as required herein below, the Planning Commission shall take into account the nature of proposed land use and the existing use of land in the vicinity, the number of persons to reside or work in the property subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Commission finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission.

Dated this _____ day of _____, _____.

X Applicant's signature: Joe Bill Kline

X Telephone: 580-237-0732

X Printed Name: Joe Bill Kline

X Email: joe@Klinesign.com

X Address: 3005 S. Van Buren

Date of Hearing set for the _____ day of _____, _____.

Location Map – 3005 S. Van Buren Street

