



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 December, 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. ADMINISTRATION.
 1. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF NOVEMBER 19, 2018.
 2. NONE.
3. ZONING.
 1. NONE.
4. USE BY REVIEW.
 1. NONE.
5. PLATS.
 1. NONE.
6. SITE PLAN.
 1. NONE.

7. LOT SPLITS.

- 1. CONSIDER A LOT SPLIT FOR L.A.R. RENTALS, LLC, LOCATED AT THE SOUTHWEST CORNER OF JACKSON AND YALE DESCRIBED AS BLOCK 32, MIDWAY ADDITION.**
- 2. CONSIDER A LOT SPLIT FOR SCOTT HOLTZEN LOCATED IN THE 2800 BLOCK OF AMY LANE DESCRIBED AS A PART OF THE SOUTHEAST QUARTER, SECTION 16, TOWNSHIP 22 NORTH, RANGE 6 WEST, I.M.**
- 3. NONE.**

8. TRAFFIC.

- 1. NONE.**

9. EASEMENTS.

- 1. NONE.**

10. VARIANCES.

- 1. NONE.**

11. ADJOURN.

**Metropolitan Area Planning Commission
Meeting**

2.1.

Meeting Date: 12/17/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

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

BACKGROUND:

RECOMMENDATION:

PRESENTER:

Attachments

11-19-2018 Minutes for approval

DRAFT

MINUTES OF REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, HELD ON THE 19TH DAY OF NOVEMBER 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 19th day of November 2018, pursuant to notice given by November 16, 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 16th day of November 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: 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 OCTOBER 15, 2018 AND THE SPECIAL MEETING OF OCTOBER 29, 2018.

Motion was made by Cole Ream, seconded by Eddie Mack to approve the minutes of the October 15, 2018 regular meeting.

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

Passed

Motion was made by Whitney Hall, seconded by Mark Arnold to approve the minutes of the October 29, 2018 special meeting with the amendment that David Trojan excused himself from the voting on the Swadley's lot split due to a conflict of interest.

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

Passed

ADMINISTRATION.

UPDATE PLANNING COMMISSION MEMBERS ON THE JANUARY AND FEBRUARY 2019 REGULAR MEETING DATES.

Motion was made by Don Roberts, seconded by David Mason to hold the January and February 2019 meeting on the fourth Monday of the months.

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

Passed

NONE.

ZONING.

NONE.

USE BY REVIEW.

NONE.

PLATS.

CONSIDER APPROVAL OF THE PRELIMINARY PLAT OF CHISHOLM RANCH BEING PART OF THE SE/4 AND SW/4 SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST, I.M. GARFIELD COUNTY, OKLAHOMA.

Motion was made by David Trojan, seconded by Mark Arnold to approve the plat with the plat note of the 20 foot access easement on the east side.

Ken Helms, Fire Marshal, provided his review of the plat which does not meet the requirements of the International Fire Code for two fire apparatus access roads to be placed apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property.

David Box and Tyler Muzny representing the owners made a presentation to the Planning Commission. The boulevard entry is divided to allow two ways into and out of the subdivision, which meets the spirit and intent with multiple points of access. The proposed 20' easement along the east property line provides a third point of access to Carrier Road and the asphalt surface and width is acceptable to the Fire Department. The owner also made effort for access to the west through Longhorn Estates, which was unsuccessful. The owner is also providing a road that ends at the northeast property line to connect to future development.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Cole Ream, Don Roberts, David Trojan

NAY: Eddie Mack, David Mason, City Commissioner, Ex-Officio Jonathan Waddell

Passed

CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF CHISHOLM RANCH BEING PART OF THE SE/4 AND SW/4 SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST, I.M. GARFIELD COUNTY, OKLAHOMA.

Motion was made by Don Roberts, seconded by Cole Ream to make a recommendation of approval to the Garfield County Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Cole Ream, Don Roberts, David Trojan

NAY: Eddie Mack, David Mason, City Commissioner, Ex-Officio Jonathan Waddell

Passed

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

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 939 SOONER TREND ROAD.**

Motion was made by Whitney Hall, 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, City Commissioner, Ex-Officio Jonathan Waddell

Passed

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

Motion was made by Don Roberts, seconded by Whitney Hall to recommend approval of the sidewalk variance to the Mayor and Board of Commissioners. Even though eight members voted to approve the variance, **the motion failed**. The ordinance requires the variance to be approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission, 3/4 equals nine members.

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

NAY: Mark Arnold

~~Passed~~

NONE.

ADJOURN.

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

The meeting adjourned at 6:41 PM.

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

Passed

**Metropolitan Area Planning Commission
Meeting**

7.1.

Meeting Date: 12/17/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT FOR L.A.R. RENTALS, LLC, LOCATED AT THE SOUTHWEST CORNER OF JACKSON AND YALE DESCRIBED AS BLOCK 32, MIDWAY ADDITION.

BACKGROUND:

The property is located at the southwest corner of Jackson and Yale and zoned C-3 General Commercial District according to the City of Enid Zoning Regulations. The applicant is splitting the west 25' from Lots 1-4 to allow parking for the employees of the business across the alley. The applicant will be adding a deed restriction for no development that requires water since the lot will not have access to public water.

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.

Attachments

Location map & survey

5W-035

581 GPM

V05W-020

317R8

Yale Ave

Yale Ave

Service Rd

Jackson St

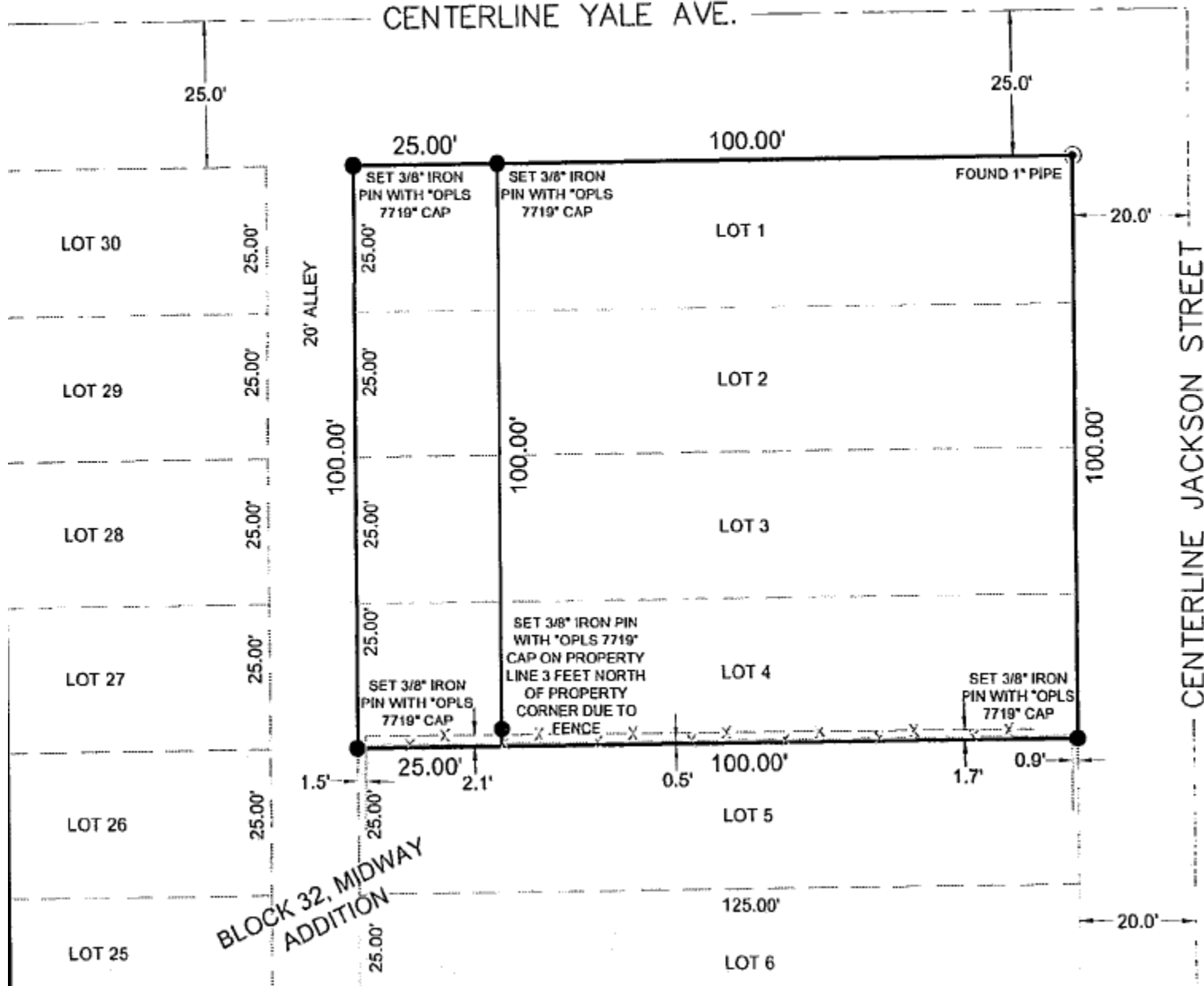
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**A SURVEY IN BLOCK 32,
MIDWAY ADDITION TO THE CITY OF ENID,
GARFIELD COUNTY, OKLAHOMA.**

CENTERLINE YALE AVE.



**BLOCK 32, MIDWAY
ADDITION**

**Metropolitan Area Planning Commission
Meeting**

7.2.

Meeting Date: 12/17/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT FOR SCOTT HOLTZEN LOCATED IN THE 2800 BLOCK OF AMY LANE DESCRIBED AS A PART OF THE SOUTHEAST QUARTER, SECTION 16, TOWNSHIP 22 NORTH, RANGE 6 WEST, I.M.

BACKGROUND:

The property is located west of 2902 Amy Lane and zoned R-2 Residential Single Family District according to the City of Enid Zoning Regulations. The applicant is splitting the 0.89 acres from the 148 ± acres farm west of the Pioneer Trail Subdivision. The lot will have access to public sewer and water and the lot will have access to Amy Lane.

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:

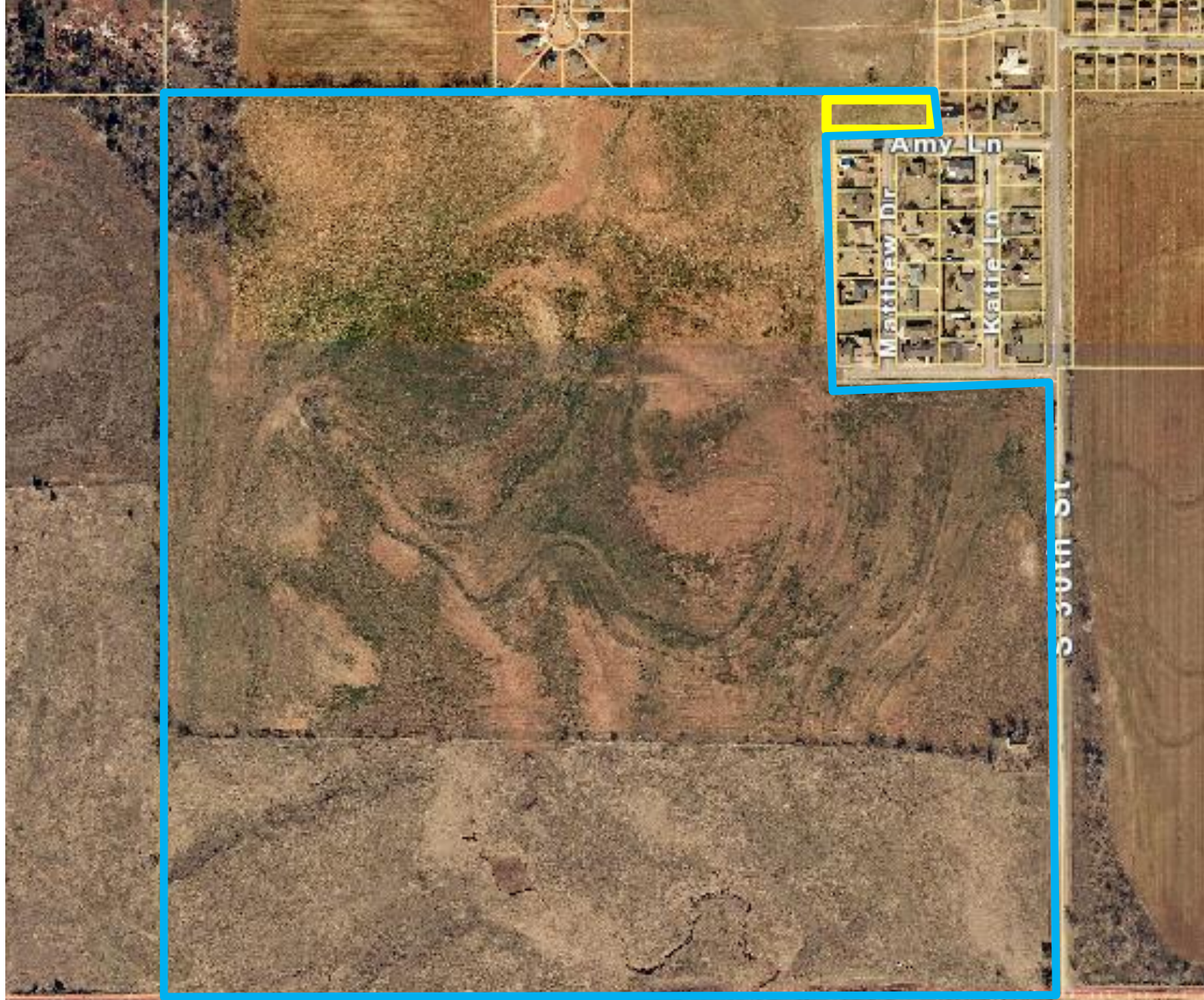
Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & survey



Amy Ln

Matthew Dr

Katie Ln

S 30TH ST



Site

Amy Ln

30th St

2B187

2B028L
6.30

2B029
13.46

2B184
11.42

F6102
692 GPM

F6101
692 GPM

V61E-003

V61E-002

V61E-001

V61E-007

V61E-009

307G

307G

307G

307G

319C

307G

307G

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307G

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