

NOTICE OF A REGULAR MEETING
OF THE ENID-GARFIELD COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 PM on the 20th day of April 2015, in the Council Chambers of the City Administration Building at 401 West Owen K. Garriott Road, Enid, Oklahoma, and the Agenda for said meeting is as follows:

A G E N D A

- ITEM # 1. Consider the approval of the minutes from the March 16, 2015 regular meeting.
- ITEM # 2. Consider a **Use by Review** for the proposed R-1 zoning to be in accordance with the Land Use Classification of Agriculture for 6301 West Willow.
- ITEM # 3. Consider a **Rezoning** for Duane Nelson for property located at 6301 West Willow from Agriculture District to R-1 Residential Estate District.
- ITEM # 4. Consider a **Variance** for Jeff Coleman located at 119 West Phillips concerning the requirement of a sidewalk paralleling the abutting street.
- ITEM # 5. Consider a **Variance** for Randy R Smith located at 2201 Richland Avenue concerning the requirement of a sidewalk paralleling the abutting street.
- ITEM # 6. Consider a **Variance** for John R Burgett located at 3102 South Garland concerning the requirement of a sidewalk paralleling the abutting street.
- ITEM # 7. Consider a **Variance** for Deborah Givens located at 5505 West Chestnut concerning the requirement of a sidewalk paralleling the abutting street.
- ITEM # 8. Consider a **Variance** for Michael K. Griffin located at 3604 West Owen K Garriott Road concerning the requirement of a sidewalk paralleling the abutting street.
- County Interest:
- ITEM # 9. Consider a **Final Plat** for Troy and Angie Lippard, Fred and Lanna Slater for Prairie View Estates located in the east half of the Northwest Quarter of Section 33, Township 23 North, Range 7 West, Indian Meridian.
- ITEM # 10. Adjourn.

MINUTES OF A REGULAR MEETING
OF THE ENID-GARFIELD COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission of the City of Enid and County of Garfield, State of Oklahoma, met in regular meeting in the City Council Chambers of the City Administration Building, located at 401 West Owen K. Garriott Road in the City of Enid, Oklahoma on the 16th day of March 2015 at 6:00 P.M., pursuant to public notice describing the time and place of the regular meeting of the Enid-Garfield County Metropolitan Area Planning Commission pursuant to public notice thereof displayed on the bulletin board at the Administration Building of the City of Enid, Oklahoma in prominent view and which notice was posted prior to 6:00 P.M. on the 13th day of March 2015, a copy of which is attached hereto.

Present: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, Richard Wuerflein and Ex-Officio Dr. David Vanhooser

Absent: Don Rose, Jim Strate, Jr and Ex-Officio James Simunek

ITEM # 1: Consider the approval of the minutes from the February 17, 2015 regular meeting.

ACTION TAKEN:

Cody Haney made a motion to approve the February 17, 2015 regular minutes, which was seconded by Cole Ream and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, and Richard Wuerflein

NAYS: None

ITEM # 2. Consider re-appointing Cole Ream to the Historic Preservation Commission

ACTION TAKEN:

Geoff Helm made a motion to nominate Cole Ream, which was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, and Richard Wuerflein

NAYS: None

ITEM # 3. Consider a **Land Use Amendment** for Hunt Properties, Inc. for property located at 1505 and 1507 West Owen K Garriott Road from Medium Intensity Residential Designation to Medium Intensity Commercial Designation.

Chris Bauer gave background information on the land use request.

Cody Haney asked the zoning of the Farm Credit building. Chris Bauer stated the property was zoned was zoned C-3 General Commercial and the land use should be Medium Intensity Commercial instead of Medium Intensity Residential.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the Land Use Amendment to the Mayor and Board of Commissioners. The motion was seconded by Geoff Helm and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, and Richard Wuerflein

NAYS: None

ITEM # 4. Consider a **Rezoning** for Hunt Properties, Inc. for property located at 1505 and 1507 West Owen K Garriott Road from R-7 Residential Multi-Family District to C-3 General Commercial District.

Chris Bauer gave background information on the rezoning request stating the applicant was seeking C-3 General Commercial. Mr. Bauer also stated a protest had been received and was mapped with 41.64% of the area protesting.

Richard Wuerflein asked the differences between C-1 and C-3 zoning. Mr. Bauer stated C-3 was a general retail and C-1 was a light commercial district for professional offices with less intense commercial.

Dr. David Vanhooser asked the due date of the protest. Mr. Bauer stated the protest is due three days in front of any public hearing.

Geoff Helm asked if the owner was aware of the protest. Mr. Bauer stated that Mike Bigheart filed the protest on behalf of the owners and Mr. Bigheart was aware.

Mike Bigheart spoke to the Commission stating he represents the owners protesting and expected more protests before the City Commission meeting.

Mr. Bigheart stated the concerns were congestion and compatibility with the neighborhood. Mr. Bigheart urged the Planning Commission to recommend denial.

Rob Stallings stated the developers were interested in a restaurant and believed it to be logical to put a restaurant on Owen K. Garriott Road.

Bruce Thomas, a real estate broker, residing at 1517 Vinita. Mr. Thomas stated the Winlen Apartments were constructed about 1945 and fronted on a two lane Lahoma Road. 67 years later the apartments front on a five lane US Highway, which is a commercial corridor for Enid. Mr. Thomas also stated this would not be a cheap project.

Mike Bigheart stated the protestors would not object to a C-1 zoning but did oppose a C-3 zoning.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the Rezoning to the Mayor and Board of Commissioners. The motion was seconded by Cody Haney and passed with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik and Cole Ream

NAYS: Richard Wuerflein

ITEM # 5. Consider a **Land Use Amendment** for Lance Windel for property located at the southwest corner of Oakwood and Purdue from Medium Intensity Commercial Designation to Low Intensity Residential Designation.

Chris Bauer gave background information on the land use request.

Cody Haney asked if the zoning would be the same as the previous zoning in the existing subdivision. Mr. Bauer stated the zoning would be R-2, the same as the existing subdivision.

Richard Wuerflein asked if it was the same owner. Mr. Bauer stated Lance Windel is the same owner of the remainder of the subdivision.

ACTION TAKEN:

Cody Haney made a motion to recommend approval of the Land Use Amendment to the Mayor and Board of Commissioners. The motion was seconded by Mark Arnold and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, and Richard Wuerflein

NAYS: None

ITEM # 6. Consider a **Rezoning** for Lance Windel for property located at the southwest corner of Oakwood and Purdue from Agriculture District to R-2 Residential Single Family District.

Chris Bauer gave the background information on the rezoning request.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the Rezoning to the Mayor and Board of Commissioners. The motion was seconded by Mark Arnold and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, and Richard Wuerflein

NAYS: None

ITEM # 7. Consider a **Rezoning** for Greeks, LLC for property located in the 5000 block of East Owen K Garriott Road from I-1 Planned Industrial Park District to I-2 Light Industrial District.

Chris Bauer gave background information on the rezoning request and stated there was no land use amendment required for this item. The property is already designated as high intensity industrial.

Cole Ream left the meeting at this time.

ACTION TAKEN:

Geoff Helm made a motion to recommend approval of the Rezoning to the Mayor and Board of Commissioners. The motion was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, and Richard Wuerflein

NAYS: None

Cole Ream returned to the meeting at this time.

ITEM # 8. Consider a **Use by Review** for Jeremiah Herrian for property located at 1714 South 4th to provide temporary emergency housing.

Chris Bauer gave background information on the Use by Review.

Jeremiah Herrian informed the Commission the mission is to help the homeless become not homeless. This would be a well-managed facility.

Cole Ream asked what if any government agency would oversee the operation of the facility. Mr. Herrian stated there will be staff to manage the operations and supervise the temporary residents. Mr. Herrian also stated the health department and other churches would be involved in the facility.

Richard Wuerflein asked the number they could assist. Mr. Herrian stated they would have room for 20 in each room.

Geoff Helm asked about the community support. Mr. Herrian stated the surrounding community is very supportive and the facility is for emergency weather conditions, not a homeless shelter.

ACTION TAKEN:

Cole Ream made a motion to approve the Use by Review which was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, and Richard Wuerflein

NAYS: None

Chris Bauer stated Items #9, #10, #11 and #12 could not be discussed due to the lack of three-fourths of the Planning Commission being in attendance. Cole Ream asked if two of the items were from last month, which Chris Bauer stated they were from last month Mr. Bauer also stated that construction is not being delayed waiting on the variances.

ITEM # 9. Consider a **Variance** for Jeff Coleman located at 119 West Phillips concerning the requirement of a sidewalk paralleling the abutting street.

ACTION TAKEN:

No action taken due to lack of three-fourths of the Planning Commission in attendance.

ITEM # 10. Consider a **Variance** for Randy R Smith located at 2201 Richland Avenue concerning the requirement of a sidewalk paralleling the abutting street.

ACTION TAKEN:

No action taken due to lack of three-fourths of the Planning Commission in attendance.

ITEM # 11. Consider a **Variance** for John R Burgett located at 3102 South Garland concerning the requirement of a sidewalk paralleling the abutting street.

ACTION TAKEN:

No action taken due to lack of three-fourths of the Planning Commission in attendance.

ITEM # 12. Consider a **Variance** for Deborah Givens located at 5505 West Chestnut concerning the requirement of a sidewalk paralleling the abutting street.

ACTION TAKEN:

No action taken due to lack of three-fourths of the Planning Commission in attendance.

ITEM # 13. Receive the Final Draft of the Envision Enid Comprehensive Plan and conduct a public hearing.
Karl Stickley with Guernsey gave a presentation to the Planning Commission and the public in attendance.

Cindy Greven, 1315 Oak Ridge Place, stated they own a building at 211 East Broadway and looked into remodeling the upstairs for living area. Ms. Greven stated it would be cost prohibitive since the Fire Department required a sprinkler system.

Sharon Trojan, 17 Rolling Oaks, stated the Vance personnel and spouses indicate there lack restaurants to select. Ms. Trojan indicated the plan needs to be presented to various organizations and civic clubs.

Chris Trojan, 5214 West Cherokee, commented the whole community needs to be developed and not focus on one area. Mr. Trojan also stated there needs to be economic growth for white collar jobs.

Brad Waken indicated the AICUZ and Accident Potential Zones must be protected. Mr. Waken also stated residential expansion should be close to retail.

ITEM # 14. Adjourn.

Geoff Helm made a motion to adjourn, which was seconded by Mark Arnold and passed unanimously.

The meeting adjourned at 7:26 PM.

ITEM # 2.

CONSIDER A USE BY REVIEW FOR THE PROPOSED ZONING OF R-1 RESIDENTIAL ESTATE TO BE IN ACCORDANCE WITH THE AGRICULTURE LAND USE CLASSIFICATION FOR DUANE NELSON LOCATED AT 6301 WEST WILLOW.

This is a companion item to # 3.

This petition concerns property located at 6301 West Willow. The property is currently zoned Agriculture District however the applicant is requesting R-1 Residential Estate District.

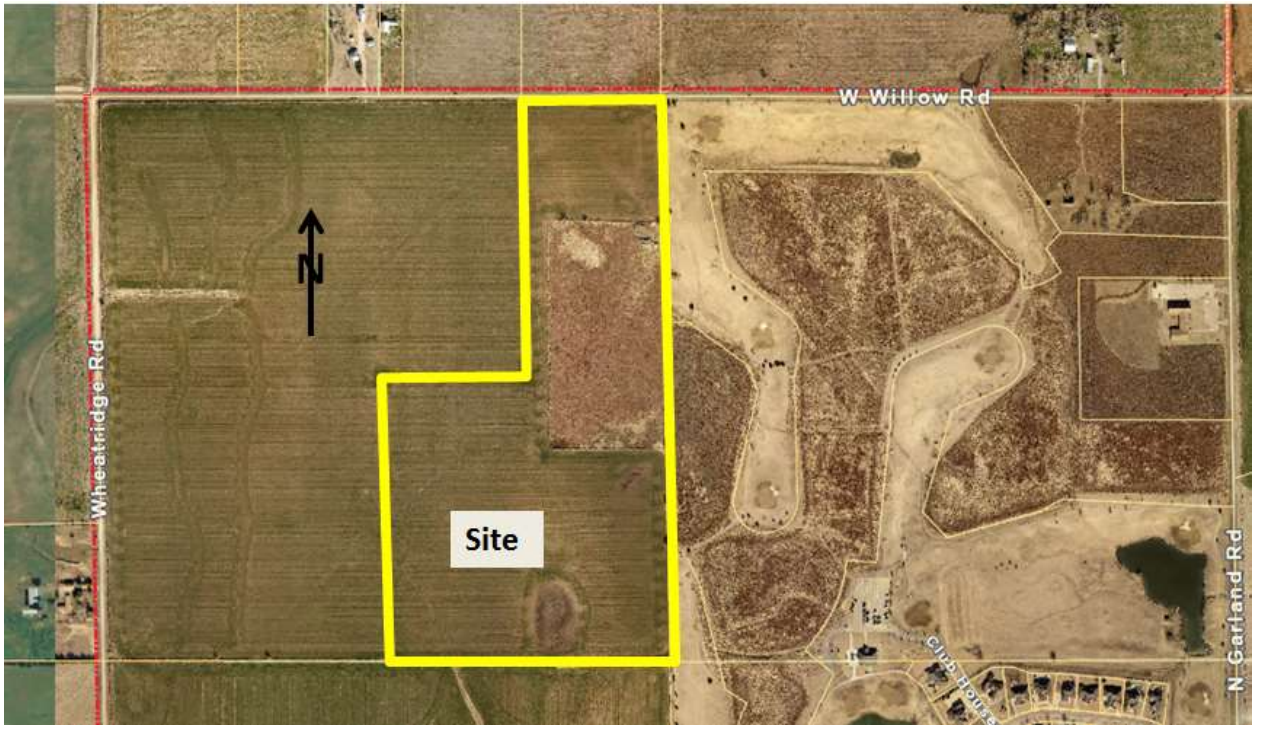
The applicant is requesting a Use by Review for the proposed zoning of R-1 to be in accordance with the Agriculture Land Use classification which may be permitted after review contingent upon the City Commission approving the rezoning of the property. The applicant intends to build residences on the property.

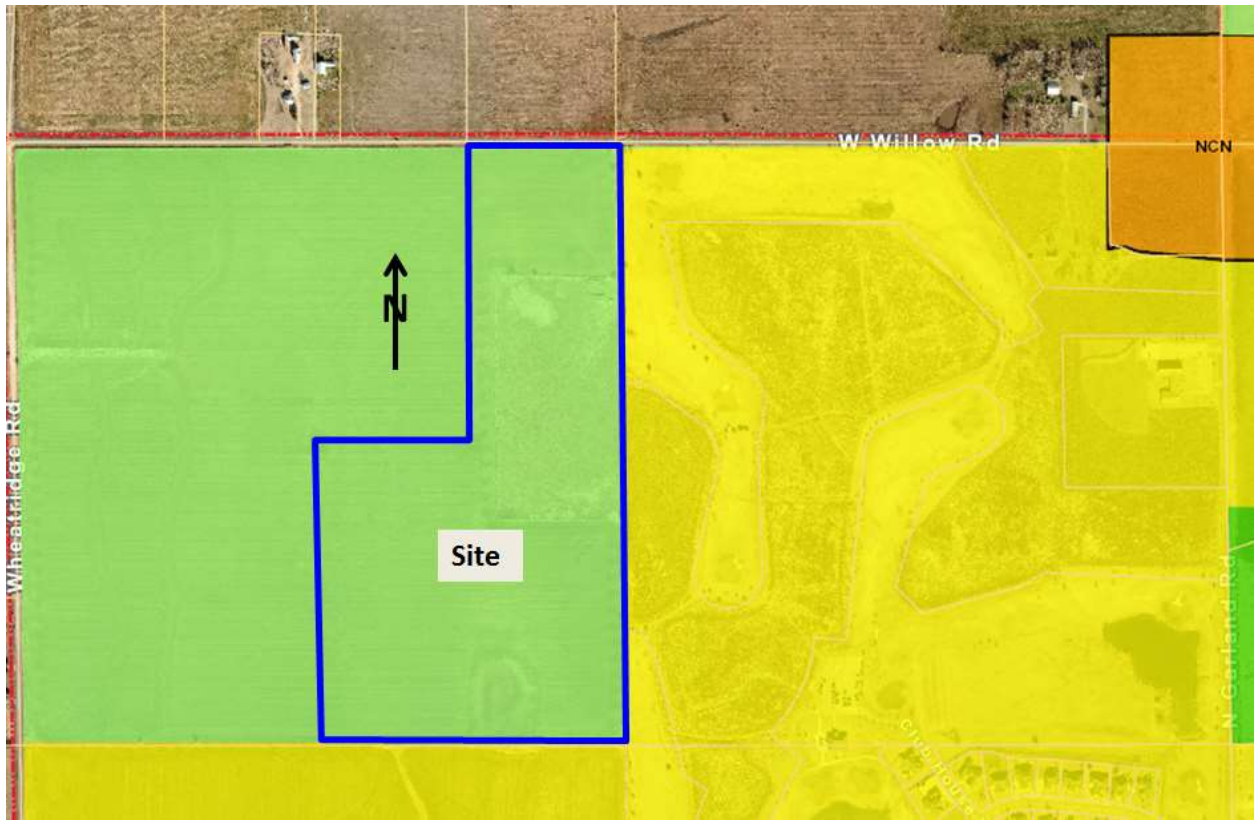
Conditions for granting a Use by Review are: will the proposed use have an adverse effect on the surrounding properties; are there adequate utilities, parking, drainage and access as required; the use will not generate hazardous vehicular traffic and there will not be noxious or offensive emissions, noise, glare, smoke, dust or odor.

ATTACHMENTS: Location map.

RECOMMENDATION: Approve the Use by Review contingent upon the City Commission approving the rezoning.

PRESENTER: Chris Bauer, Planning Administrator





ITEM # 3.

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS PART OF THE NORTHWEST QUARTER SECTION FOUR (4), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SEVEN (7) WEST, INDIAN MERIDIAN LOCATED AT 6301 WEST WILLOW FROM AGRICULTURE DISTRICT TO R-1 RESIDENTIAL ESTATE DISTRICT.

This is a companion item to # 2.

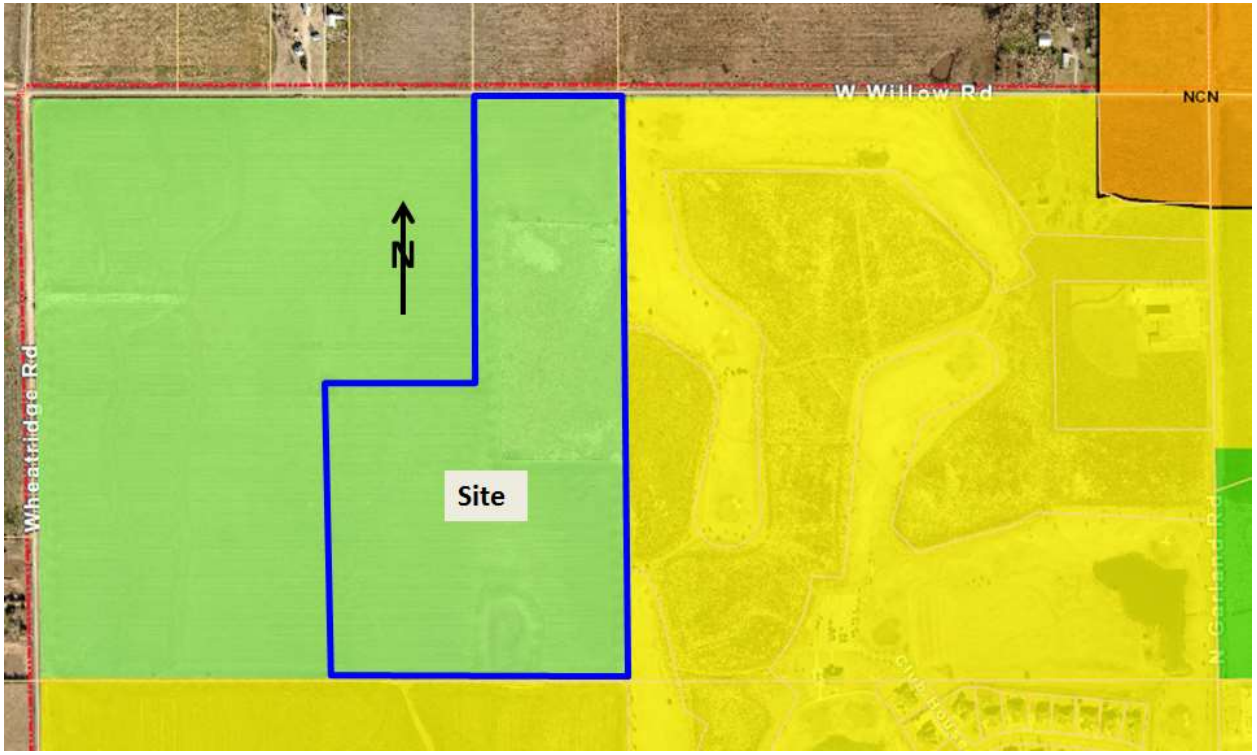
This request is to change the zoning from Agriculture District to R-1 Residential Estate District. Currently the property is vacant. If approved, the property will be developed for single family residences.

The zoning surround the property is Agriculture to the south and west and R-1 PUD to the east.

ATTACHMENTS: Location map.

RECOMMENDATION: Recommend approval of the rezoning to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator



ITEM # 4.

CONSIDER A SIDEWALK VARIANCE FOR JEFF COLEMAN LOCATED AT 119 W PHILLIPS AVENUE, DESCRIBED AS TRACT 334 IN THE NORTHEAST QUARTER OF SECTION THIRTY (30), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SIX (6) WEST, INDIAN MERIDIAN, ENID, OKLAHOMA.

BACKGROUND:

Mr. Coleman applied for building permit to construct a new residence. Section 10-6-1 A. requires all developments, as defined in 10-4-2, to provide sidewalks that parallel abutting streets. The definition of development includes building permit.

The Planning Commission must find all of the following before a variance can be granted:

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.

ATTACHMENTS: Variance Petition, Location Map, Photographs, Site Plan, Sidewalk Ordinance, 10-4-2 Definitions.

RECOMMENDATION: Make recommendation to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator.





ITEM # 5.

CONSIDER A SIDEWALK VARIANCE FOR RANDY SMITH LOCATED AT 2201 RICHLAND AVENUE, DESCRIBED AS LOT 2, BLOCK 2, RICHLAND ACRES ADDITION.

BACKGROUND:

Mr. Smith applied for building permit to construct a 2,400 square foot shop building. Section 10-6-1 A. requires all developments, as defined in 10-4-2, to provide sidewalks that parallel abutting streets. The definition of development includes building permit.

The applicant submitted a petition with 14 signatures opposing the sidewalk.

The Planning Commission must find all of the following before a variance can be granted:

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.

ATTACHMENTS: Variance Petition, Location Map, Photographs, Site Plan, Neighbors Petition against sidewalks, Sidewalk Ordinance and 10-4-2 Definitions.

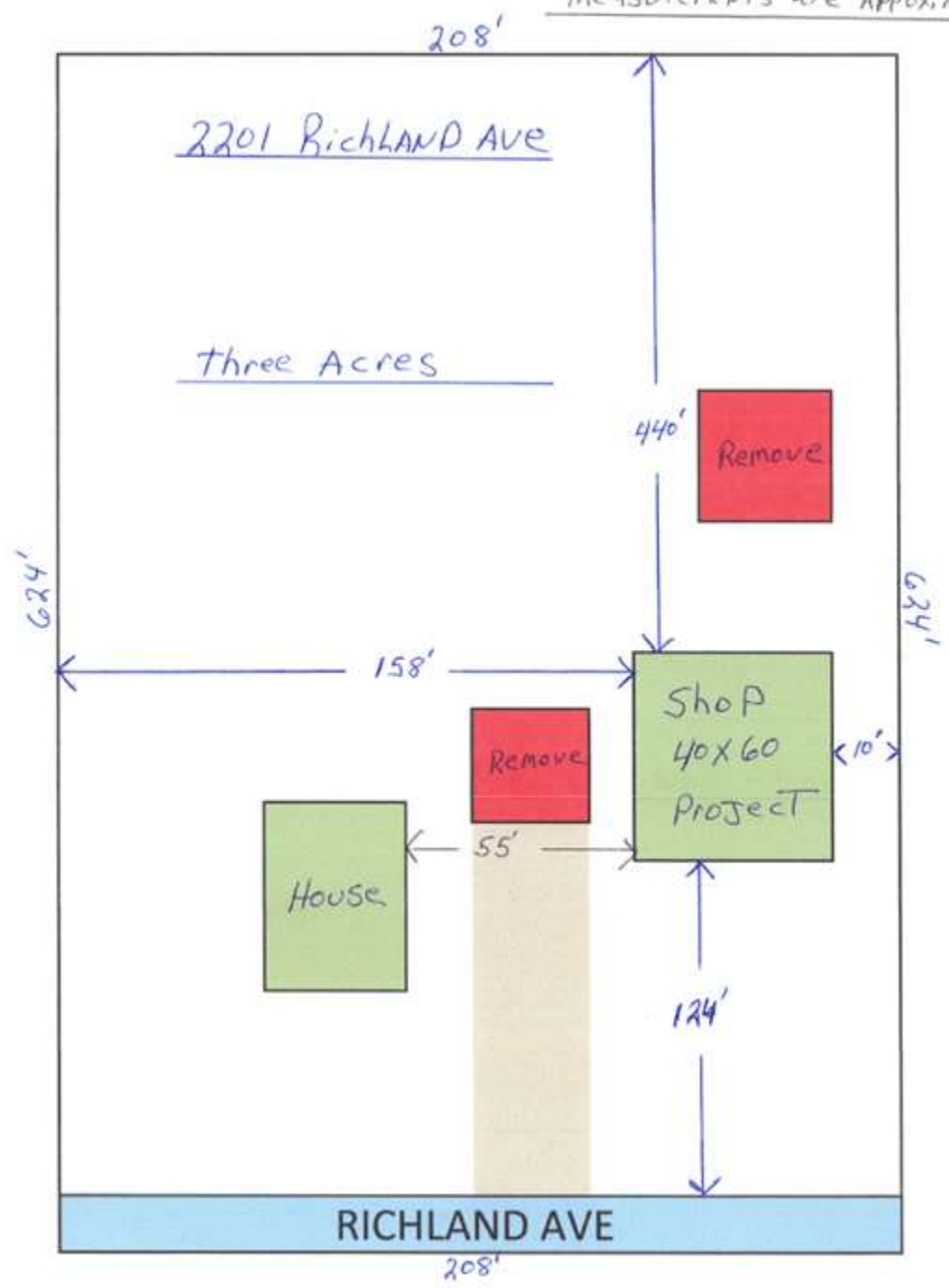
RECOMMENDATION: Make recommendation to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator.



2201
Richland

measurements are approximate







★ 9 Residents opposed to sidewalk

ITEM # 6.

CONSIDER A SIDEWALK VARIANCE FOR JOHN L BURGETT LOCATED AT 3102 SOUTH GARLAND, DESCRIBED AS A TRACT IN THE SOUTHEAST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SEVEN (7) WEST, INDIAN MERIDIAN, ENID, OKLAHOMA.

BACKGROUND:

Mr. Burgett applied for building permit to construct a new residence. Section 10-6-1 A. requires all developments, as defined in 10-4-2, to provide sidewalks that parallel abutting streets. The definition of development includes building permit.

The Planning Commission must find all of the following before a variance can be granted:

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.

ATTACHMENTS: Variance Petition, Location Map, Photographs, Site Plan, Sidewalk Ordinance, 10-4-2 Definitions.

RECOMMENDATION: Make recommendation to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator.







ITEM # 7.

CONSIDER A SIDEWALK VARIANCE FOR DEBORAH GIVENS LOCATED AT 5505 WEST CHESTNUT, DESCRIBED AS NOLAN'S 1ST LOT 2, ENID, OKLAHOMA.

BACKGROUND:

Ms. Givens applied for building permit to construct a 40' x 60' shop building. Section 10-6-1 A. requires all developments, as defined in 10-4-2, to provide sidewalks that parallel abutting streets. The definition of development includes building permit.

The Planning Commission must find all of the following before a variance can be granted:

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.

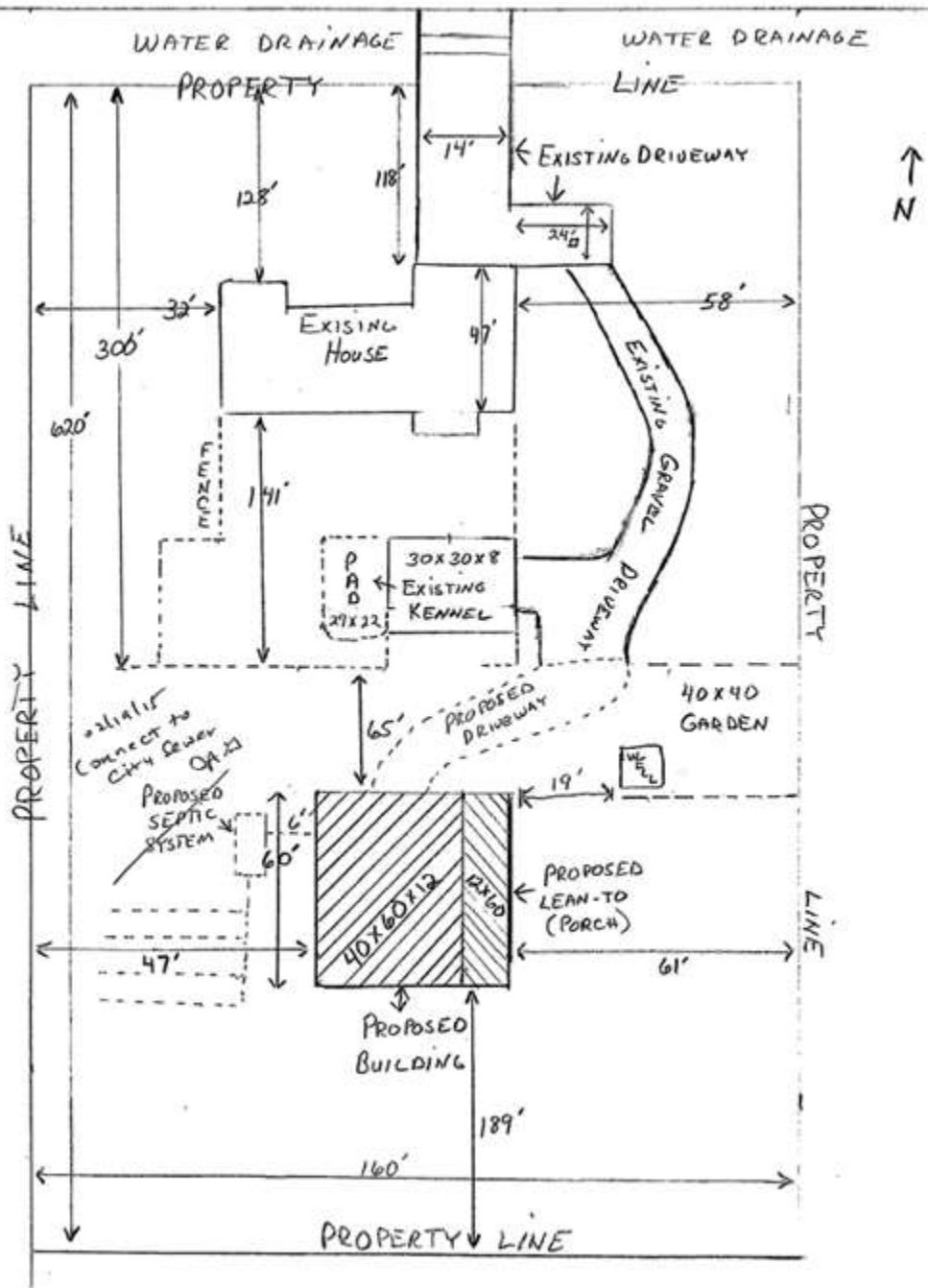
ATTACHMENTS: Variance Petition, Location Map, Photographs, Site Plan, Sidewalk Ordinance, 10-4-2 Definitions.

RECOMMENDATION: Make recommendation to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator.



W. CHESTNUT





ITEM # 8.

CONSIDER A SIDEWALK VARIANCE FOR MICHAEL K GRIFFIN LOCATED AT 3604 WEST OWEN K GARRIOTT ROAD, DESCRIBED AS A TRACT IN THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SEVEN (7) WEST, INDIAN MERIDIAN.

BACKGROUND:

Mr. Griffin applied for building permit to construct a 2,560 square foot addition to the existing building. Section 10-6-1 A. requires all developments, as defined in 10-4-2, to provide sidewalks that parallel abutting streets. The definition of development includes building permit.

The Planning Commission must find all of the following before a variance can be granted:

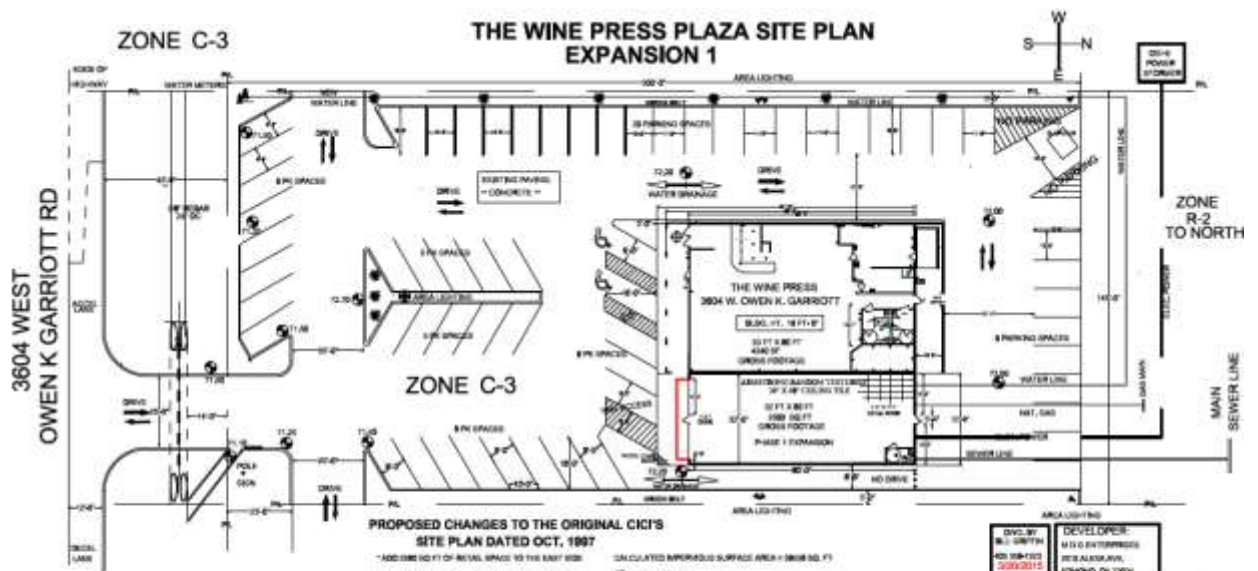
1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property 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.

ATTACHMENTS: Variance Petition, Location Map, Photographs, Site Plan, Sidewalk Ordinance and 10-4-2 Definitions.

RECOMMENDATION: Make recommendation to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator.





PROPOSED CHANGES TO THE ORIGINAL CIG'S SITE PLAN DATED OCT, 1997

- ADD 396 SQ FT OF RETAIL SPACE TO THE EAST SIDE
- REMOVE 1000 SQ FT OF EXISTING DRIVEWAY TO BE USED AS DRIVEWAY
- REMOVE TREES FOR INSTALLING ADDED PLUMBING
- REPLACE DRIVE WITH DRIVEWAY WHERE OR OTHER PLACE
- NO DRIVE PARKING LOT
- MOVE DRIVEWAY TO NEW CORNER OF PARKING LOT
- ADJUST TOTAL PARKING TO 87 SPACES
- CALCULATED IMPERVIOUS SURFACE AREA = 2808 SQ. FT.
- DRIVE WAYWAY
- AREA LIGHTING BY 00-4
- **IMPORTANT TO NOTE THAT NONE OF THE PROPOSED CHANGES OR ADDITIONS ALTER THE WATER DRAINAGE SYSTEM.**

DVC BY: M. D. GIBBS AND J. R. CAMP 3000015	DEVELOPER: M. D. GIBBS J. R. CAMP 3000015
 3/23/15	 3/23/15
Robinson E Camp 3000015	





ITEM # 9.

CONSIDER RECOMMENDING APPROVAL OF THE SUBDIVISION PLAT FOR PRAIRIE VIEW ESTATES TO THE GARFIELD COUNTY COMMISSIONERS.

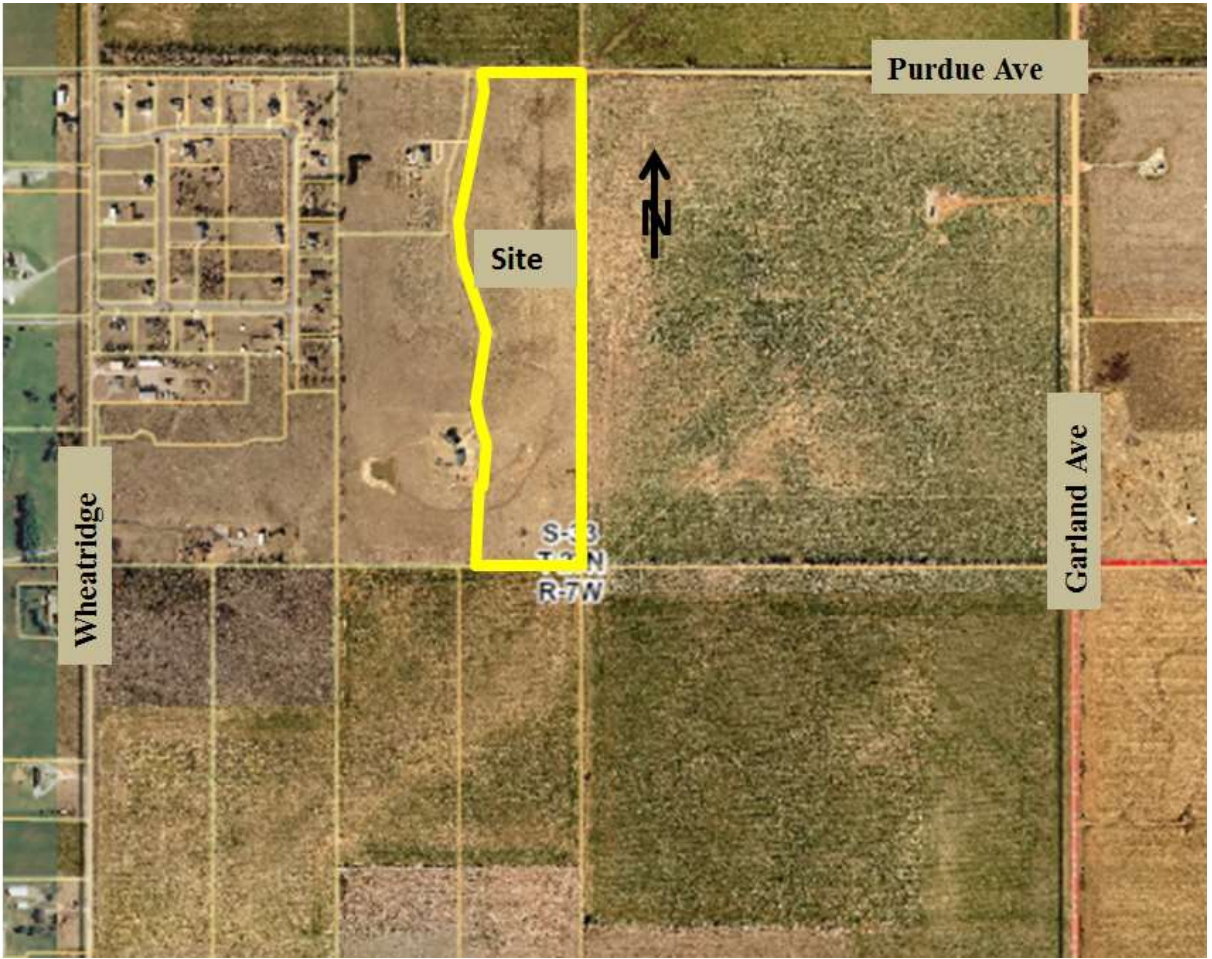
BACKGROUND:

The plat contains 37± acres located one-half mile west of Garland Road and south of Purdue Avenue in the County. The proposed plat consists of 6 total lots, each in excess of 5 acres in size. The lots will be served by private water wells, septic systems and private roads.

ATTACHMENTS: Location map, final plat.

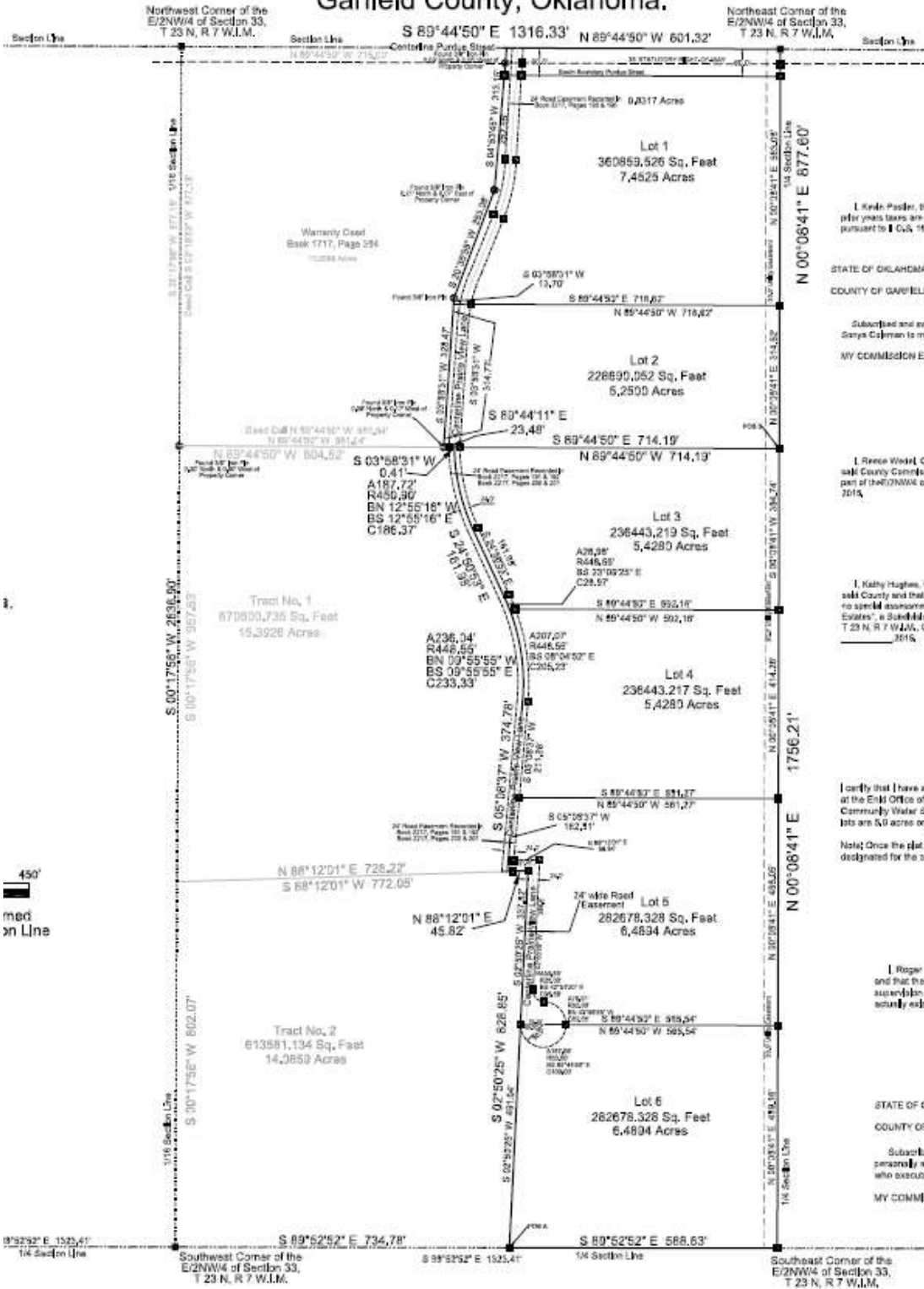
RECOMMENDATION: Recommend approval to the Garfield County Commissioners.

PRESENTER: Chris Bauer, Planning Administrator



Prairie View Estates

A Subdivision Situated in the E/2NW/4 of Section 33, T 23 N, R 7 W.I.M., Garfield County, Oklahoma.



I, **Kathy Hughes**, of Garfield County, Oklahoma, certify that the above is a true and correct copy of the original plat as recorded in the public records of Garfield County, Oklahoma.

STATE OF OKLAHOMA
COUNTY OF GARFIELD

Subscribed and sworn to before me on this _____ day of _____, 2015.

I, **Roger D. Green**, of Garfield County, Oklahoma, certify that the above is a true and correct copy of the original plat as recorded in the public records of Garfield County, Oklahoma.

STATE OF OKLAHOMA
COUNTY OF GARFIELD

Subscribed and sworn to before me on this _____ day of _____, 2015.

I, **Roger D. Green**, of Garfield County, Oklahoma, certify that the above is a true and correct copy of the original plat as recorded in the public records of Garfield County, Oklahoma.

STATE OF OKLAHOMA
COUNTY OF GARFIELD

Subscribed and sworn to before me on this _____ day of _____, 2015.

STATE OF OKLAHOMA
COUNTY OF GARFIELD

Subscribed and sworn to before me on this _____ day of _____, 2015.

STATE OF OKLAHOMA
COUNTY OF GARFIELD

Subscribed and sworn to before me on this _____ day of _____, 2015.