

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 17th day of August 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:

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A G E N D A

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ITEM # 1. Consider the approval of the minutes from the July 20, 2015 regular meeting.

County Interest:

ITEM # 2. Consider a **Rezoning** for property described as part of the Southeast Quarter of Section 23, Township 24 North, Range 8 West, I.M. located on Highway 132, north of H. Holden Road from A-1 General Agriculture District to I-2 Light Industrial Dwelling District.

City Interest:

ITEM # 3. Consider a **Preliminary Site Development Plan** for property described as Lots 1-4, Block 23, Garfield Addition located at 1804 South 4th Street in the Forgotten Ministries Program Housing PUD.

ITEM # 4. Consider a **Final Site Development Plan** for property described as Lots 1-4, Block 23, Garfield Addition located at 1804 South 4th Street in the Forgotten Ministries Program Housing PUD.

ITEM # 5. Consider a **Preliminary Plat** for Tara Estates Blocks 7 and 8 located at the southwest corner of Oakwood and Purdue.

ITEM # 6. Consider a **Final Plat** for Tara Estates Blocks 7 and 8 located at the southwest corner of Oakwood and Purdue.

ITEM # 7. Consider removing **No Parking Signs** on Maine Street between Tyler and Buchanan and reduce the speed limit to 25 MPH.

ITEM # 8. 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 20th day of July 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 17th day of July 2015, a copy of which is attached hereto.

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

Absent: Jim Strate, Jr. and Richard Wuerflein and Ex-Officio James Simunek

ITEM # 1: Consider the approval of the minutes from the June 15, 2015 regular meeting.

ACTION TAKEN:

Cody Haney made a motion to approve the June 15, 2015 regular minutes, which 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 Don Rose

NAYS: None

ITEM # 2. Consider a **Rezoning** for property described as Lot 1, Block 1, Weatherly's 4th Addition located at 602 West Cherokee and 216 South Madison from C-3 General Commercial District to R-4 Residential Duplex or Two-Family Dwelling District.

Chris Bauer gave background information. Cole Ream asked if there were any protests, which Chris Bauer stated there were not.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the **Rezoning** to the Mayor and Board of Commissioners, which 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 Don Rose

NAYS: None

ITEM # 3. Consider a **Use by Review** for property described as a tract of land in the Southeast Quarter of Section 27, Township 23 North, Range 7 West, I.M. located at 4502 West Purdue in the Agriculture District to place a mobile home on 82 acres.

Chris Bauer gave background information on the request.

Marlene Allen, applicant, addressed the Planning Commission. Ms. Allen asked for the request to be denied stating that neighbors in the area had approached her and out of respect for the neighbors she was asking for a denial.

ACTION TAKEN:

Cole Ream made a motion to deny the **Use by Review** at the applicant's request which was seconded by Don Rose and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 4.** Consider a **Final Plat** for Stonebridge Development, Lots 1 and 2, Block 2, located at the northwest corner of Chestnut and Cleveland.

Chris Bauer described the location and gave background information on the final plat.

Cole Ream asked Robert Hitt if the drainage had been reviewed. Mr. Hitt stated all the stormwater from this development drains to the north. Mr. Hitt also stated there were pre-existing drainage issues and this development does not impact those issues to the south.

**ACTION TAKEN:**

Don Rose made a motion to recommend approval of the **Final Plat** 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, Cole Ream and Don Rose

NAYS:

**ITEM # 5.** Consider a **Lot Split** for property described as the east portion of Lot 3, Rolling Oaks Subdivision located at 3 Rolling Oaks Drive.

Chris Bauer gave background information on lot split request.

**ACTION TAKEN:**

Cole Ream made a motion to approve the **Lot Split** which was seconded by Don Rose and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 6.** Consider a **No Parking** request for property described as unplatted real estate Tract # 475 in the Northeast Quarter of Section 14, Township 22 North, Range 7 West, located at 801 South Hoover.

Robert Hitt gave background information on No Parking request.

Cody Haney asked if the drawing shown was the correct scale of the 200 feet. Mr. Hitt answered that it was.

**ACTION TAKEN:**

Geoff Helm made a motion to recommend approval of the **No Parking request** 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 Don Rose

NAYS: None

County Interest:

**ITEM # 7.** Consider a **Lot Split** for property described as a part of the Southeast Quarter Section 23, Township 24 North, Range 8 West, I.M. located on State Highway 132, ten miles north of Highway 412.

Chris Bauer gave background information on the lot split.

ACTION TAKEN:

Cody Haney made a motion to approve the **lot split** which was seconded by Don Rose and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 8.** Adjourn.

Cole Ream made a motion to adjourn, which was seconded by Don Rose and passed unanimously.

The meeting adjourned at 6:15 PM.

COUNTY INTEREST:

**ITEM # 2.**

**CONSIDER A REZONING REQUEST FOR PROPERTY LOCATED NORTH OF H. HOLDEN ROAD ON HIGHWAY 132 ON THE WEST SIDE DESCRIBED AS PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE EIGHT (8) WEST, INDIAN MERIDIAN, GARFIELD COUNTY.**

**BACKGROUND:**

This item concerns the 13.28 acres located north of H. Holden Road along Highway 132 on the west side. The property is located in the County but within a quarter of a mile of State Highway 132 in the MAPC jurisdiction. The applicant is requesting to rezone the property from A-1 General Agriculture District to I-2 Light Industrial District. Access to the property will be from Highway 132. Water and sewer facilities will be private.

The surrounding zoning is A-1 General Agriculture District.

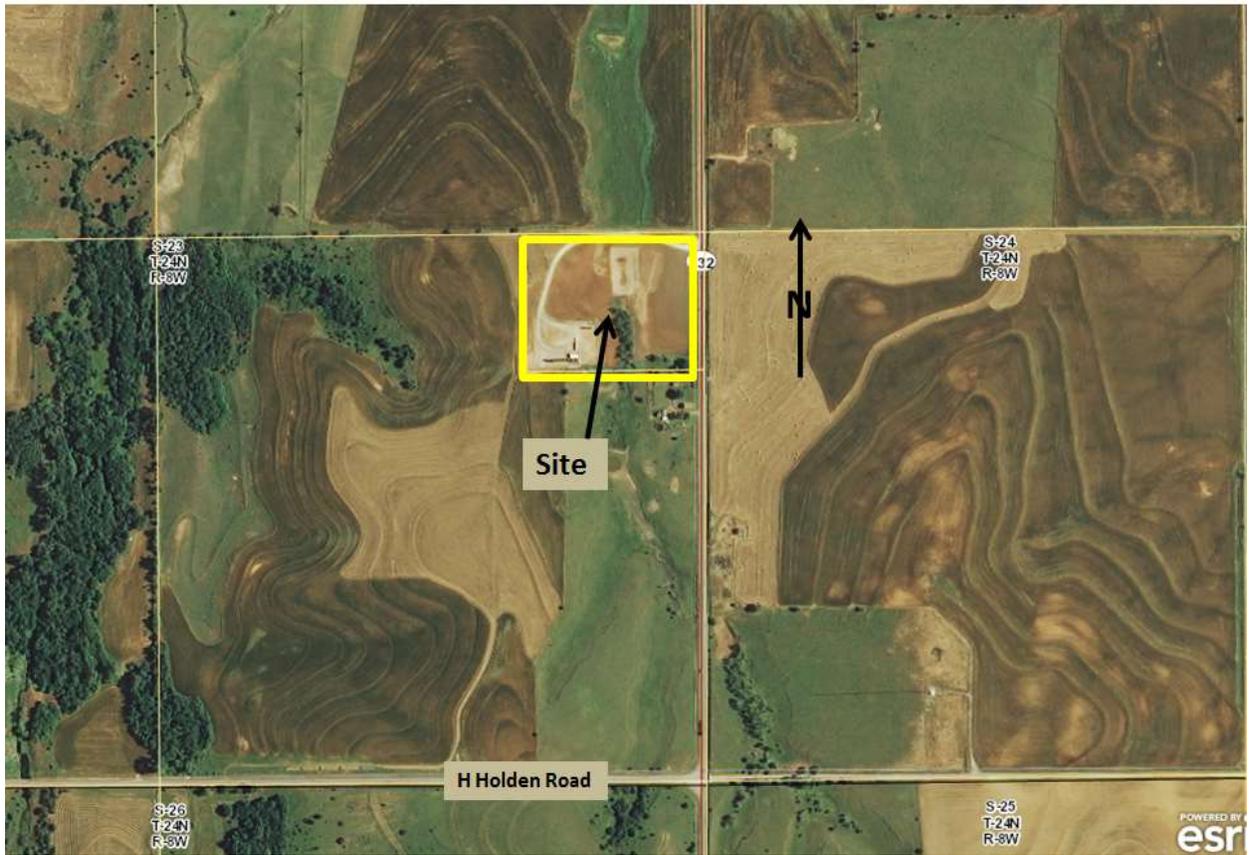
The applicant is proposing to sell four acres along the highway frontage to Superior Saltwater Disposal. Plans include a security fence around the plot and rock the area for truck and equipment parking.

Gerald Hoeltzel has filed a protest which represents 44.18%.

**ATTACHMENTS:** Location map, protest letter and protest map.

**RECOMMENDATION:** Consider a recommendation to the Garfield County Board of Commissioners.

**PRESENTER:** Chris Bauer, Planning Administrator



August 3, 2015

Mr. Chris Bauer  
Secretary of the Metropolitan  
Area Planning Commission  
PO Box 1768  
Enid, OK 73702

RE: Request from Stacy Phillips for rezoning of property described in your notice to me.  
(copy of notice attached)

I would like to state my concerns about this request and why I feel it should be denied.

1. The property in question is surrounded on all sides by active agriculture land.
2. A homestead exists less than ½ mile north of the property in question. A homestead also exists directly adjacent south of the property. **Both of these could be adversely affected by this rezoning.**
3. Limited water exists in the area. In fact, during the summer of 2014, the well on the homestead to the south could not produce enough water for the livestock. As a result water had to be hauled in to provide for the livestock.

I will not be able to attend the meeting on August 17, 2015. Please provide a copy of my concerns to the members of the Commission for their consideration.

Respectfully,



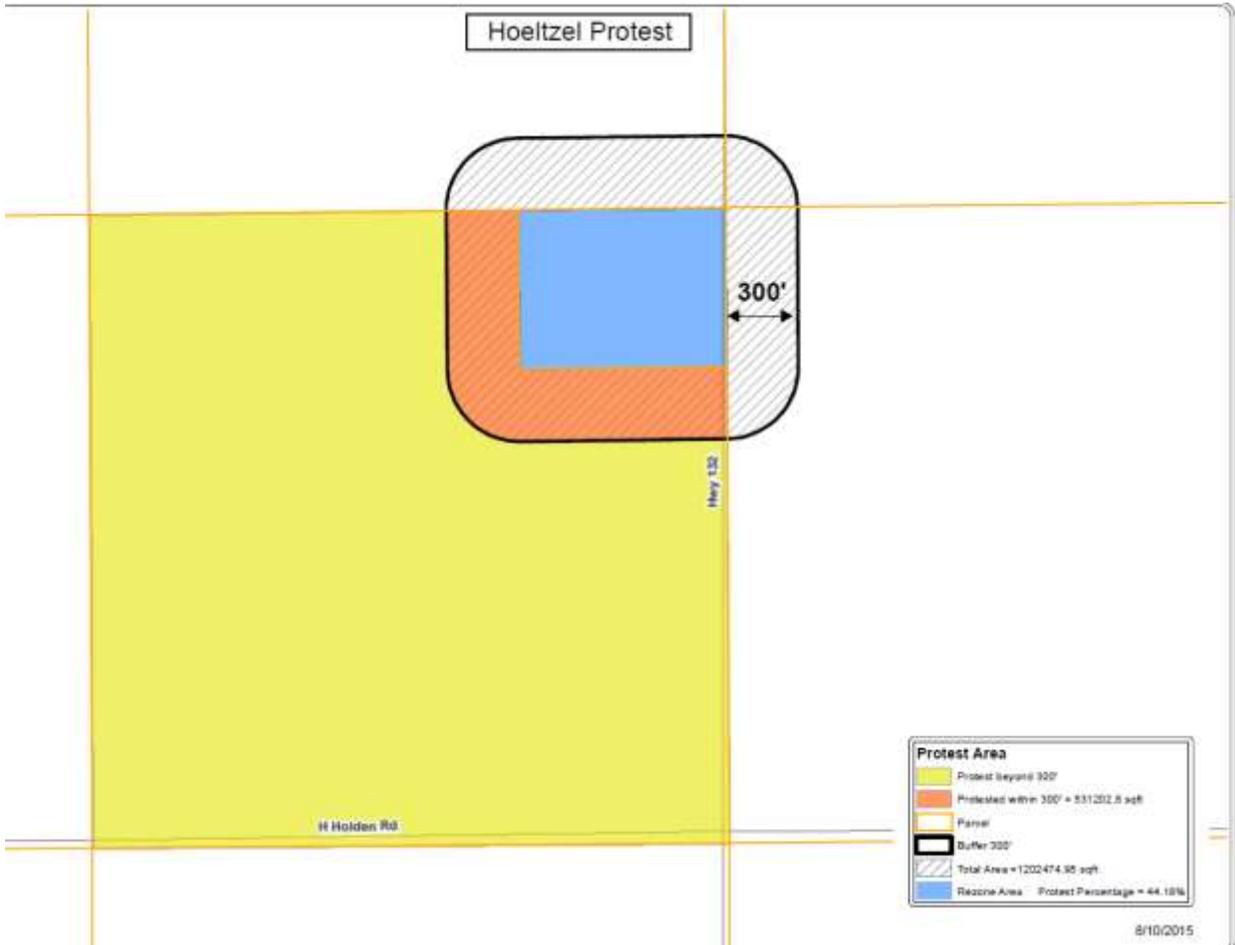
Gerald Hoeltzel  
2801 W Forrest Ave.  
Enid, OK 73701

Copy: Garfield County Commissioners

RECEIVED  
AUG 05 2015

BY:   
12:59 pm

Hoeltzel Protest



Protest Area	
	Protest beyond 300'
	Protected within 300' = 531,202.8 sqft
	Parcel
	Buffer 300'
	Total Area = 1,202,474.95 sqft
	Rezone Area Protest Percentage = 44.18%

8/10/2015

**ITEM # 3.**

**CONSIDER A PRELIMINARY PLAT FOR THE FORGOTTEN MINISTRIES PROGRAM HOUSING PLANNED UNIT DEVELOPMENT (PUD) LOCATED AT 1804 SOUTH 4TH.**

**BACKGROUND:**

The Forgotten Ministries Program Housing Planned Unit Development (PUD) located at 1804 South 4th Street will provide two rooming house dwelling units. The property is zoned R-3 with a PUD overlay.

The complex consists of two buildings that will house 12 guests per unit.

**ATTACHMENTS:** Preliminary Site Development Plan.

**RECOMMENDATION:** Approve the Preliminary Site Development Plan.

**PRESENTER:** Chris Bauer, Planning Administrator.



**ITEM # 4.**

**CONSIDER RECOMMENDING APPROVAL TO THE MAYOR AND BOARD OF COMMISSIONERS A FINAL SITE DEVELOPMENT PLAN FOR THE FORGOTTEN MINISTRIES PROGRAM HOUSING PLANNED UNIT DEVELOPMENT (PUD) LOCATED AT 1804 SOUTH 4TH.**

**BACKGROUND:**

This is a companion item to Item # 3.

The Planning Commission shall conduct the hearing and determine:

- a. Whether the final site development plan and final plat are consistent with the preliminary plans previously approved.
- b. Whether the final site development plan and final plat harmonize with the existing and expected development of surrounding areas.
- c. Whether the final site development plan and final plat are a unified treatment of the development possibilities of the project site.
- d. Whether the final site development plan and final plat are consistent with the stated purposes and standards of this article.

**ATTACHMENTS:** Final Site Development Plan.

**RECOMMENDATION:** Recommend approval of the Final Site Development Plan to the Mayor and Board of Commissioners.

**PRESENTER:** Chris Bauer, Planning Administrator.



**ITEM # 5.**

**CONSIDER APPROVAL OF THE PRELIMINARY PLAT OF BLOCKS 7 AND 8 TARA ESTATES.**

**BACKGROUND:**

This item involves the preliminary plat of Blocks 7 and 8 of Tara Estates Subdivision. The plat consists of 31 single family residential lots.

Currently the property is zoned "R-2" Single Family Residential District.

The final plat conforms to the provisions of Title 12 Chapter 4, The Preliminary Plat of the City of Enid Subdivision Regulations.

**ATTACHMENTS:** Preliminary Plat.

**RECOMMENDATION:** Approve the preliminary plat.

**PRESENTER:** Chris Bauer, Planning Administrator.



**ITEM # 6.**

**CONSIDER RECOMMENDING APPROVAL OF THE FINAL PLAT OF BLOCKS 7 AND 8 TARA ESTATES TO THE MAYOR AND BOARD OF COMMISSIONERS.**

**BACKGROUND:**

This item involves the final plat of Blocks 7 and 8 of Tara Estates Subdivision. The plat consists of 31 single family residential lots.

The property is zoned "R-2" Single Family Residential District.

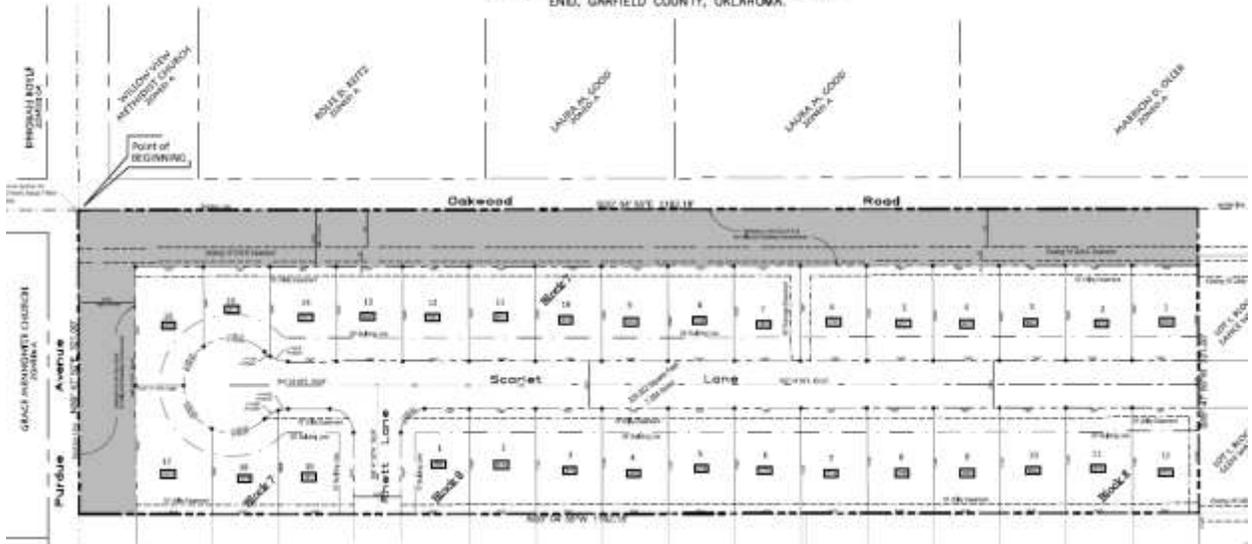
The final plat conforms to the provisions of Title 12 Chapter 5, The Final Plat of the City of Enid Subdivision Regulations.

**ATTACHMENTS:** Final Plat.

**RECOMMENDATION:** Recommend approval of the final plat to the Mayor and Board of Commissioners.

**PRESENTER:** Chris Bauer, Planning Administrator.

FINAL PLAT PLAN  
**TARA ESTATES, BLOCKS 7 & 8**  
 PART OF THE EAST 1/2 NORTHEAST 1/4, SECTION 34,  
 TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN,  
 ENID, GARFIELD COUNTY, OKLAHOMA.



**ITEM # 7.**

**CONSIDER REMOVING THE NO PARKING SIGNS ON MAINE STREET BETWEEN TYLER AND BUCHANAN AND REDUCING THE SPEED LIMIT TO 25 MPH**

**BACKGROUND:**

Maine Street between Tyler and Buchanan is a residential area that includes McKinley School and part of the Waverley Historic District from Tyler to Johnson. “No Parking This Side” is posted on both sides of Maine between Tyler and Buchanan. “No Parking This Side Between 8:00 AM to 5:00 PM M-F” is posted on both sides of Maine between Buchanan and Johnson, next to McKinley Elementary School. Parking is allowed on both sides of Maine west of Johnson.

Maine is classified has a Minor Arterial. Broadway is classified has a Minor Arterial and parking is allowed on both sides of the street. Cherokee is classified as Local Access Street and parking is allowed on both sides of the street. Current speed Limit is posted 30 MPH.

Staff had discussions with the Director of Transportation for Enid Public Schools. Enid Public Schools agreed with eliminating the parking restriction on Maine between Tyler and Buchanan and retain the “No Parking between 8:00 AM to 5:00 PM M-F” on Maine between Buchanan and Johnson and reduce the speed limit.

The proposal is to remove the no parking signs on both sides of Maine between Tyler and Buchanan. Keep the “No Parking between 8:00 AM to 5:00 PM M-F” on both sides of Maine between Buchanan and Johnson. Reduce the speed limit from 30 MPH to 25 MPH.

**ATTACHMENTS:** Photos of study area.

**RECOMMENDATION:** Consider a recommendation to the Mayor and Board of Commissioners to remove the parking restriction and reduce the speed limit to 25 MPH.

**PRESENTER:** Chris Bauer, Planning Administrator.

### Existing Conditions Maine from Tyler to Johnson:

**Parking:**

- ☐ Maine from Tyler to Buchanan, No Parking This Side of Street
- ☐ Buchanan to Johnson, No Parking 8:00 AM to 5:00 PM, Monday through Friday

**Speed Zone:**

30 MPH

- Minor arterials.
- Collector streets.



### Proposal Maine from Tyler to Johnson:

**Parking:**

Maine from Tyler to Buchanan, **REMOVE** No Parking This Side of Street  
Buchanan to Lincoln, No Parking 8:00 AM to 5:00 PM, Monday through Friday



**Speed Zone:**

Reduce 30 MPH to 25 MPH

— Minor arterials.

— Collector streets.

