

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 21st day of September 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 August 17, 2015 regular meeting and September 8, 2015 special meeting.
- ITEM # 2. Consider a **Rezoning** for property described as Lots 8-9, Block 18, Garland Addition located at 525 South Arthur.
- ITEM # 3. Consider a **Rezoning** for property described as part of the Northeast Quarter Section 16, Township 22 North, Range 7 West, I.M. located in the 900 block of South Garland on the west side.
- ITEM # 4. Consider a **Lot Split** for property described as Tract 7, Enid Energy Center 1st Section located at 1201 North 54th and 1129 North 54th.
- ITEM # 5. Consider **One-way** south on 7th Street from East 2nd Pine to Elm at Garfield Elementary School.
- ITEM # 6. Consider **Diagonal Parking** on Maple between Washington and 2nd Street.
- COUNTY INTEREST:
- ITEM # 7. Consider a **Lot Split** for property described as part of the Southeast Quarter Section 14, Township 23 North, Range 4 West, Indian Meridian located on Highway 74 north of Garber for an OG&E substation.
- 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 17th day of August 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 14th day of August 2015, a copy of which is attached hereto.

Present: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, Jim Strate, Jr., Ex-Officio Dr. David Vanhooser and Ex-Officio James Simunek

Absent: Don Rose

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

ACTION TAKEN:

Cole Ream made a motion to approve the July 20, 2015 regular minutes, 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 Jim Strate, Jr.

NAYS: None

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 District.

Chris Bauer gave background information.

Marvin Kusik asked if the property was going to be used for parking of vehicles. James Simunek stated there was an existing saltwater well already being used on the site.

ACTION TAKEN:

Jim Strate, Jr. made a motion to recommend approval of the **Rezoning** to the Board of County Commissioners, which 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 Jim Strate, Jr.

NAYS: None

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.

Chris Bauer gave background information on the request which is the next step in the PUD procedure.

ACTION TAKEN:

Cole Ream made a motion to approve the **Preliminary Site Development Plan** for Forgotten Ministries located at 1804 South 4th 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 Jim Strate, Jr.

NAYS: None

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.

Chris Bauer gave background information on the final site development plan.

ACTION TAKEN:

Mark Arnold made a motion to recommend approval of the **Final Site Development Plan** to the Mayor and Board of Commissioners. The motion 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 Jim Strate, Jr.

NAYS: None

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

Chris Bauer gave background information on preliminary plat.

Dr. Vanhooser asked if there were two entrances to the subdivision which Chris Bauer stated there were.

ACTION TAKEN:

Cole Ream made a motion to approve the **Preliminary Plat** which was seconded by Jim Strate, Jr. and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream and Jim Strate, Jr.

NAYS: None

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

Chris Bauer gave background information on final plat.

ACTION TAKEN:

Cody Haney made a motion to recommend approval of the **Final Plat** to the Mayor and Board of Commissioners. The motion 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 Jim Strate, Jr.

NAYS: None

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

Chris Bauer gave background information on the request.

The Commissioners asked about the street width in relationship to Cherokee and Oklahoma and would the speed reduction cause traffic to move to another route.

Chris Bauer stated the width of Maine is the same as Cherokee and Oklahoma which both streets allow parking and the existing speed limit is 25 MPH.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of removing the **no parking signs and reduce the speed limit to 25 MPH** to the Mayor and Board of Commissioners 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 Jim Strate, Jr.

NAYS: None

ITEM # 8. Adjourn.

Cody Haney made a motion to adjourn, which was seconded by Jim Strate, Jr. and passed unanimously.

The meeting adjourned at 6:17 PM.

MINUTES OF A SPECIAL 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 a special meeting in the Lower Level Conference Room of the City Administration Building, located at 401 West Owen K. Garriott Road in the City of Enid, Oklahoma on the 8th day of September 2015 at 12:00 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 4th day of September 2015, a copy of which is attached hereto.

Present: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts and Don Rose

Absent: Jim Strate, Jr., Ex-Officio Dr. David Vanhooser and Ex-Officio James Simunek

ITEM # 1: Consider a **sidewalk variance** for Michael Brown, Jack's Outdoor Equipment located at 1321 North Van Buren.

ACTION TAKEN:

Cole Ream made a motion to recommend approval to the Mayor and Board of Commissioners, 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, Eddie Mack, Cole Ream, Don Roberts and Don Rose

NAYS: None

ITEM # 2. Consider a **sidewalk variance** for Terry and Crystal Newman located at 2000 Norman Road.

ACTION TAKEN:

Don Rose made a motion to recommend approval to the Mayor and Board of Commissioners, 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, Eddie Mack, Cole Ream, Don Roberts and Don Rose

NAYS: None

ITEM # 3. Consider a **sidewalk variance** for Clark Edwards located at 324 Glenhaven.

ACTION TAKEN:

Cole Ream made a motion to recommend approval to the Mayor and Board of Commissioners, 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, Eddie Mack, Cole Ream, Don Roberts and Don Rose

NAYS: None

ITEM # 4. Consider a **sidewalk variance** for Clark Edwards located at 309 Birchwood.

ACTION TAKEN:

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

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

NAYS: None

ITEM # 5. Adjourn.

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

The meeting adjourned at 12:10 PM.

ITEM # 2.

CONSIDER A REZONING FOR LOTS 8-9 BLOCK 18 GARLAND ADDITION LOCATED AT 525 SOUTH ARTHUR FROM “R-2” SINGLE FAMILY RESIDENTIAL DISTRICT TO “C-3” GENERAL COMMERCIAL DISTRICT.

BACKGROUND:

This concerns 525 South Arthur. The applicant is requesting rezoning the property from “R-2” Single Family Residential District to “C-3” General Commercial District. If approved the applicant is proposing to renovate the existing residence into a coffee house.

The Mayor and Board of Commissioners adopted the Envision Enid Comprehensive Plan on September 1, 2015. Envision Enid designates this property as a “Community Center” and supports the rezoning request.

There are adequate water, sewer and road capacities to serve the development. When a site plan is submitted, Engineering will request access from Owen K Garriott be eliminated.

The zoning pattern surrounding this request includes R-2 to the north and east and C-3 across the street to the west and across Owen K Garriott to the south.

The applicant has been advised there is a deed restriction against business uses in the Garland Addition. The applicant is in the process of removing this restriction through District Court action. The Commission may want to condition its approval on the deed restriction being removed.

ATTACHMENTS: Location map, Land Use map.

RECOMMENDATION: Review and make recommendation to the Mayor and Board of Commissioners contingent upon District Court action to remove the deed restrictions.

PRESENTER: Chris Bauer, Planning Administrator.





ITEM # 3.

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS PART OF THE NORTHEAST QUARTER SECTION 16, TOWNSHIP 22 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, ENID, OKLAHOMA LOCATED IN THE 900 BLOCK SOUTH GARLAND, WEST SIDE FROM "A" AGRICULTURE DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.

BACKGROUND:

The applicant is requesting rezoning the property from "A" Agriculture District to "C-3" General Commercial District. If approved the applicant is proposing to erect an auto body shop and commercial development.

The Mayor and Board of Commissioners adopted the Envision Enid Comprehensive Plan on September 1, 2015. Envision Enid designates this property as a "Traditional Neighborhood" which does not support the rezoning request. It is also noteworthy that the previous Land Use Map designated the property as "Agriculture" Land Use.

There are adequate water and road capacities servicing this area. There are plans to extend the sanitary sewer main that is located approximately one-quarter mile to the east of this property. The development will be able to access the new sewer main through the Capital Recovery Program; if the sewer main is extended to support development west of Spring Hill Suites. The applicant plans to utilize an aeration system until the sewer is extended.

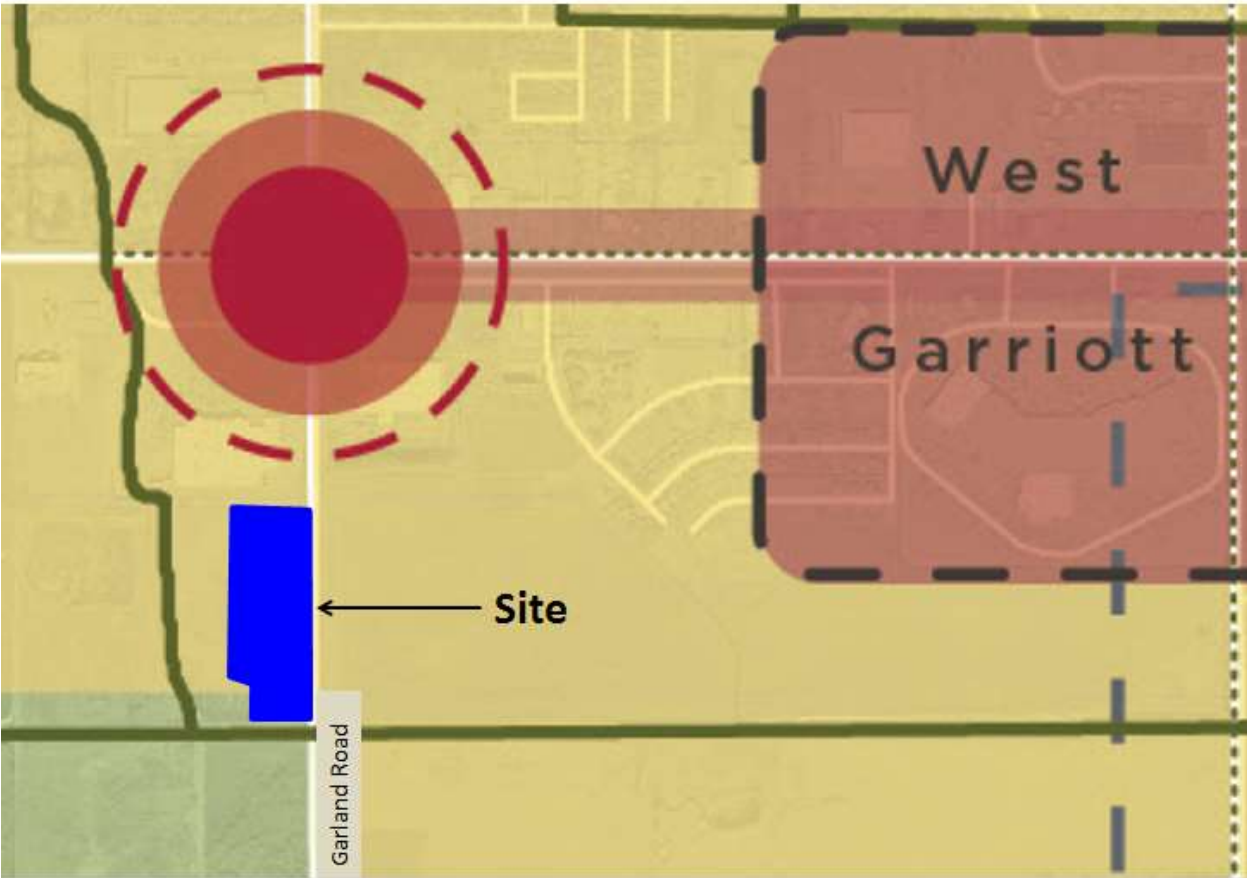
The zoning pattern surrounding this request includes C-2 to the north, Agriculture to the south and west with R-2 across Garland Road.

ATTACHMENTS: Location map, Land Use map.

RECOMMENDATION: Review and make a recommendation to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator.







**BOUNDARY SURVEY MAP FOR LOT SPLIT
DIVISION OF TRACT NO. 7, ENID ENERGY CENTER,
FIRST SECTION
PART OF THE SW¼ SEC. 1, T.22N., R.6W., I.M.
ENID, GARFIELD COUNTY, OKLAHOMA**

NOTICE:

Only the R/W Easements and Building Lines furnished by the client after the job was authorized and or shown on the recorded plat of record are shown hereon.

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

○ ~ Denotes an existing monument found in place (1/2" iron pin), unless otherwise noted hereon.

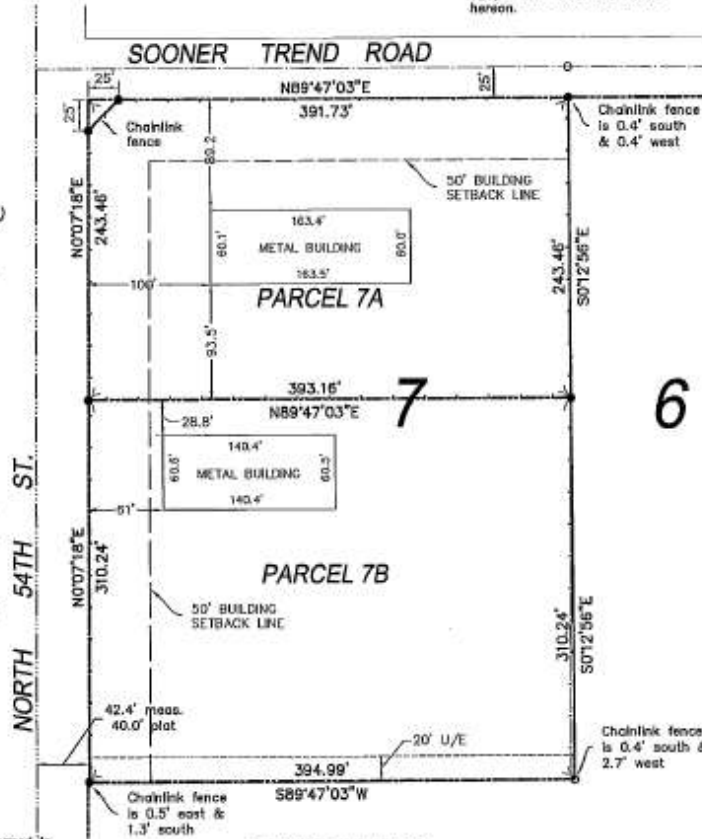
● ~ Denotes 3/8" iron pin set with yellow plastic cap stamped C.A. 828, unless otherwise noted hereon.



SCALE: 1" = 100'
(NAD83 GRID BEARINGS)

PARCEL 7A DESCRIPTION:
ALL OF TRACT NO. 7, ENID ENERGY CENTER, FIRST SECTION, LESS AND EXCEPT THE SOUTH 310.24 FEET THEREOF, CONTAINING 2.193 ACRES MORE OR LESS.

PARCEL 7B DESCRIPTION:
THE SOUTH 310.24 FEET OF TRACT NO. 7, ENID ENERGY CENTER, FIRST SECTION, CONTAINING 2.807 ACRES MORE OR LESS.



NOTICE!

No record title search was performed to determine if subject tract is affected by other easements and or rights-of-way not shown hereon.

SURVEY SUMMARY:

Used our prior survey information to recover centerline of street control and the southwest corner of Tract No.6, which is common with the southeast corner of Tract No.7. Used recorded plat angles and distances to set the remaining corners of Tract No.7 and the division line as shown hereon.

SURVEYOR'S OPINION

To the best of my knowledge, information and belief, a prudent survey was made under my supervision of the land shown hereon, which meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveys adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors on July 25, 2013.

DATE OF SURVEY: 8-17-2015
DATE SIGNED: 8-19-2015
CLIENT: JERRY HOLDING



FILE NO. /20150136/BASEMAP

Revision date	Scope
1.	
2.	
3.	

FINLEY D. PORTERFIELD
R.P.L.S. NO. 587

PS PORTERFIELD SURVEYING, INC.
Professional Land Surveying Services
1639 H. Iro Road, East, Oklahoma 73103
Ph. 580-233-6571, Fax 580-233-6581 Email: info@ps-inc.com
C.A. No. 828, Expiration Date: June 30, 2017

ITEM # 5.

CONSIDER A REQUEST FOR ONE WAY TRAFFIC SOUTH ON NORTH 7TH STREET FROM EAST 2ND PINE TO EAST ELM IN FRONT OF GARFIELD ELEMENTARY SCHOOL.

BACKGROUND:

We have received a request from Brandi Green, Principal at Garfield Elementary School to designate 7th Street going south from East 2nd Pine to East Elm to be one way during school hours only between 7:00 AM to 4:00 PM. It would be the responsibility of the school to place and remove the one-way signs during this time.

Traffic Control reviewed the request and recommend approval. The Engineering Department did not provide a recommendation.

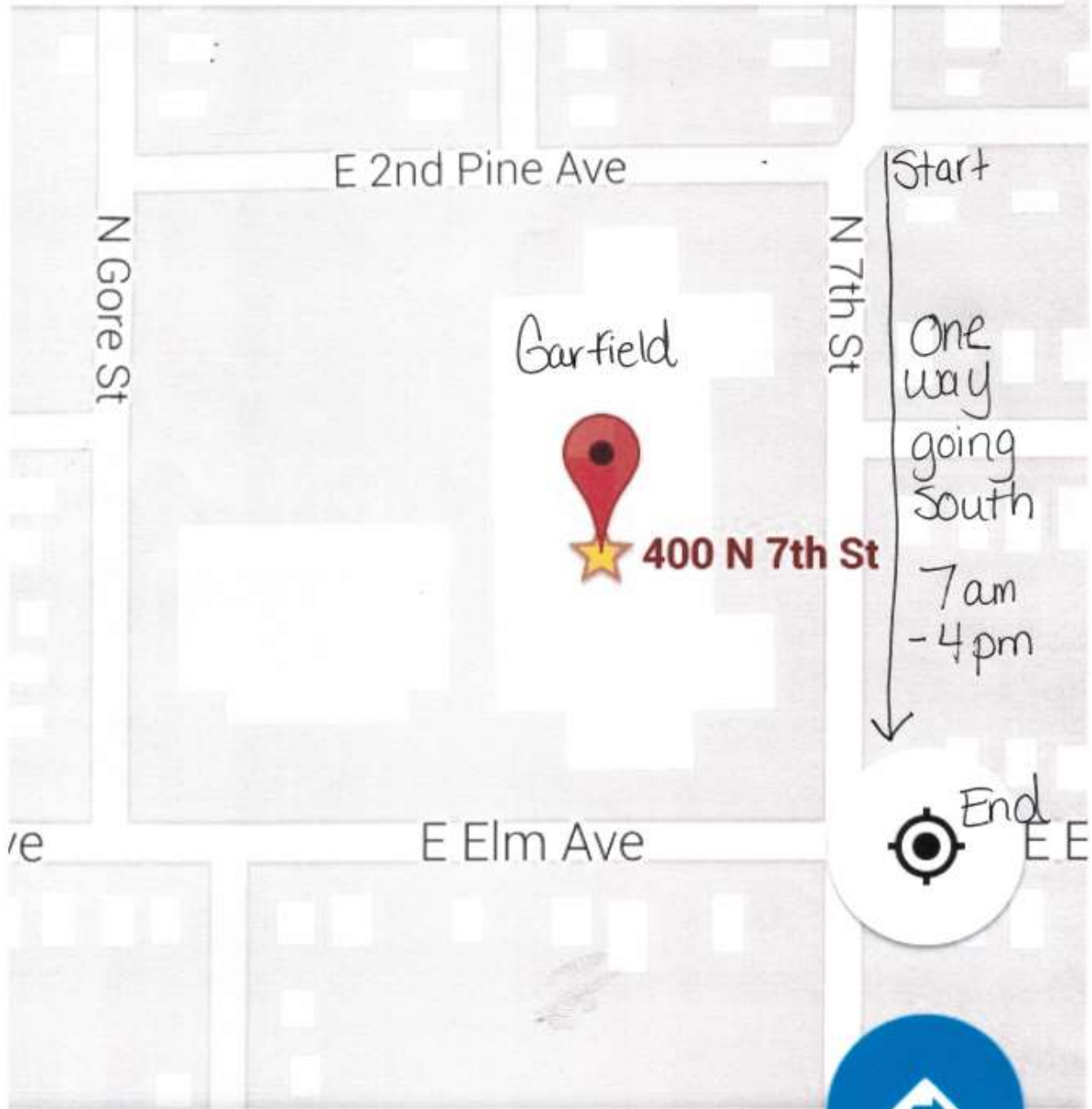
ATTACHMENTS: Location Map.

RECOMMENDATION: Review and consider a recommendation to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator.



400 North 7th Street, Enid, ...



400 N 7th St

ITEM # 6.

CONSIDER CREATING DIAGONAL PARKING ON MAPLE BETWEEN WASHINGTON AND 2ND STREET.

BACKGROUND:

Commissioner Wilson and Main Street have asked the City to allow diagonal parking along Maple between Washington and 2nd Street.

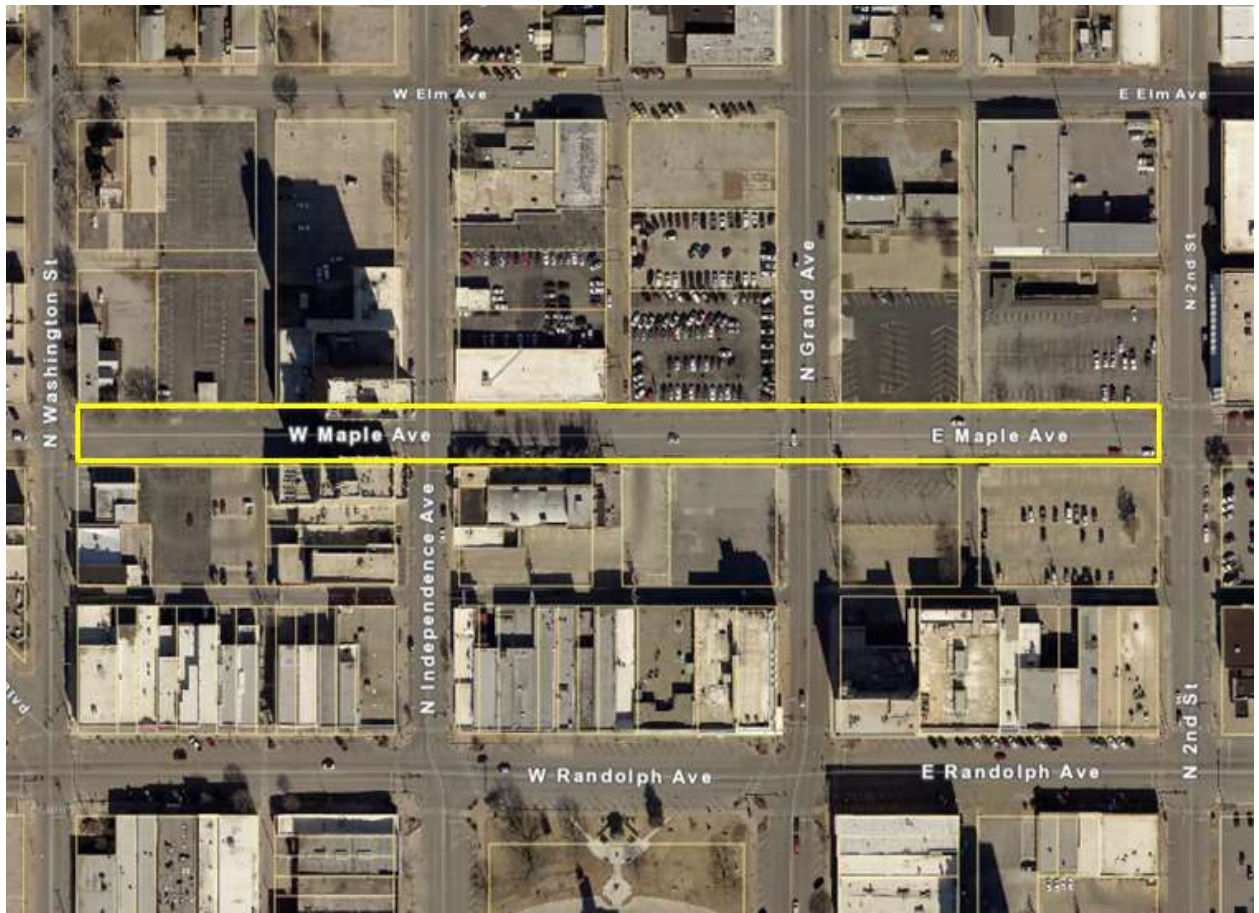
Currently there are 53 parallel parking spaces on each side of Maple and four driving lanes in the area between Washington and 2nd Street. The request is to eliminate two driving lanes and create diagonal parking in the area.

Engineering is evaluating the request and will provide a layout for review.

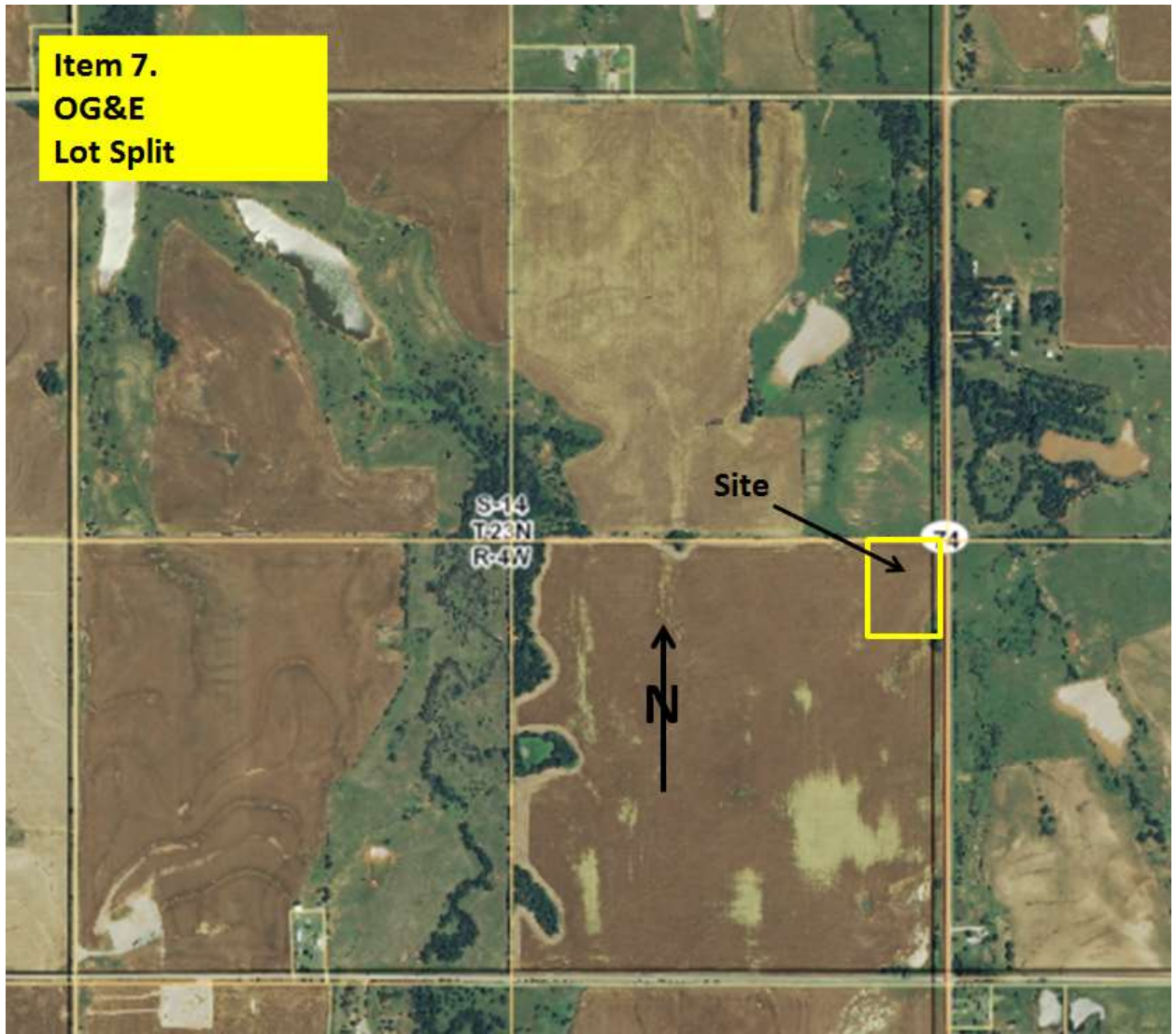
ATTACHMENTS: Photos of proposed diagonal parking plan.

RECOMMENDATION: Review and provide a recommendation to the Mayor and Board of Commissioners.

PRESENTER: Robert Hitt, City Engineer.

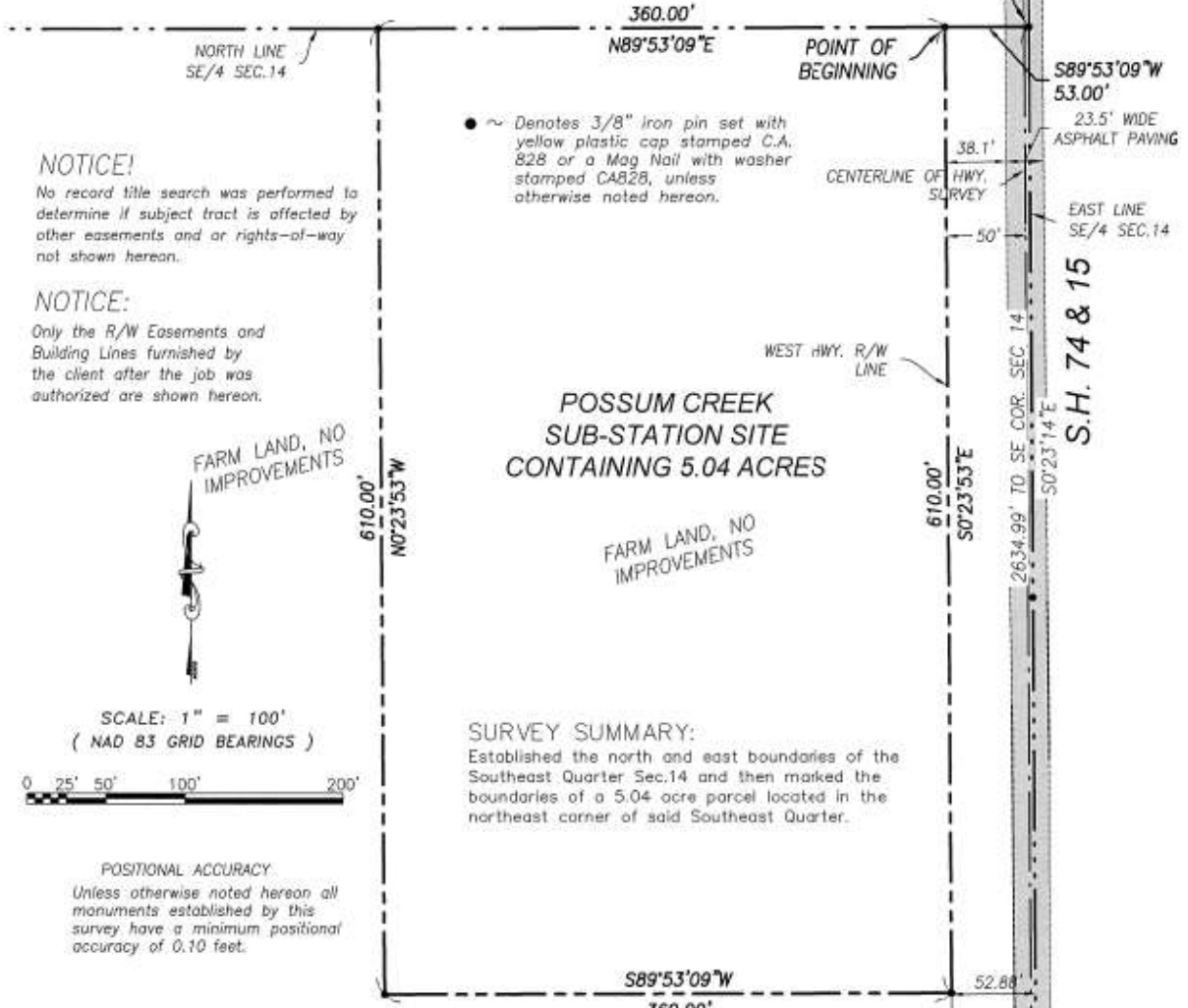


**Item 7.
OG&E
Lot Split**



BOUNDARY SURVEY MAP FOR LOT SPLIT
PART OF SOUTHEAST QUARTER SEC. 14,
T.23N., R.4W., I. M.
 GARFIELD COUNTY, OKLAHOMA

NORTHEAST CORNER
 SE/4 SEC.14 T.23N.,
 R.4W., I. M. SET MAG
 NAIL WITH WASHER
 STAMPED CA828



NOTICE!

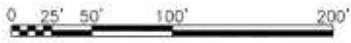
No record title search was performed to determine if subject tract is affected by other easements and or rights-of-way not shown hereon.

NOTICE:

Only the R/W Easements and Building Lines furnished by the client after the job was authorized are shown hereon.

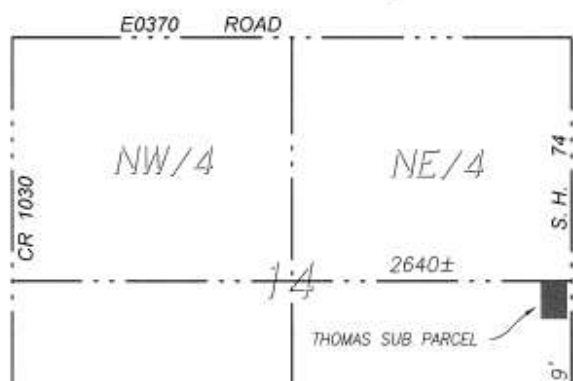


SCALE: 1" = 100'
 (NAD 83 GRID BEARINGS)



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

SURVEY SUMMARY:
 Established the north and east boundaries of the Southeast Quarter Sec.14 and then marked the boundaries of a 5.04 acre parcel located in the northeast corner of said Southeast Quarter.



POSSUM CREEK SUB-STATION DESCRIPTION
 PART OF THE SOUTHEAST (SE/4) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY THREE (23) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER SEC. 14;
 TRENCE S 89°53'09" W' ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING;
 TRENCE S 00°23'53" E ON THE WEST RIGHT OF WAY LINE OF S. H. NO. 15 & 74 PER EASEMENT RECORDED AT BK. 86 PG. 420, FOR A DISTANCE OF 610.00 FEET;