

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 16th day of November 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 October 19, 2015 regular.

County Interest:

ITEM # 2. Consider a **Lot Split** for property described as part of the Northwest Quarter of Section 21, Township 23 North, Range 7 West, I.M. located adjacent to Lot 1 and Lot 2, Block 8, Bridge Creek Addition.

City Interest:

ITEM # 3. Consider a **Sidewalk Variance** for 2714 East Walnut, which is also known as Lots 19-24, Block 14, Webster Park.

ITEM # 4. Consider a **Sidewalk Variance** for 2511 Marymount, which is also known as Lot 4, Block 4, Willow West 3rd.

ITEM # 5. Consider a **No Parking** request for the 1100 block of West Thompson.

ITEM # 6. 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 19th day of October 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 16th day of October 2015, a copy of which is attached hereto.

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

Absent: Eddie Mack and Jim Strate, Jr.

ITEM # 1: Hear Enid Television Network (ETN) presentation by Steve Kime, Director of Public Relations and Marketing.

ITEM # 2: Consider the approval of the minutes from the September 21, 2015 regular.

ACTION TAKEN:

Geoff Helm made a motion to approve the September 21, 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, Don Roberts and Don Rose

NAYS: None

ITEM # 3. Consider a **Rezoning** for property described as part of the Northeast Quarter of Section 16, Township 22 North, Range 7 West, I.M. located at 725 KL Drive.

Chris Bauer gave background information on the property including the setbacks required in C-2 versus setbacks required in C-3.

ACTION TAKEN:

Cody Haney made a motion to recommend approval of the **Rezoning** 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, Cole Ream, Don Roberts and Don Rose

NAYS: None

ITEM # 4. Consider a **Lot Split** for a tract in the Northeast Quarter of Section 13, Township 22 North, Range 7 West, Indian Meridian located at 1505 and 1515 West Owen K Garriott Road.

Chris Bauer gave background information on the lot split.

ACTION TAKEN:

Don Roberts made a motion to approve the **Lot Split** 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, Don Roberts and Don Rose

NAYS: None

- ITEM # 5.** Consider a **Lot Split** for part of the Southeast Quarter of Section 1, Township 22 North, Range 7 West, Indian Meridian located behind 1508 North Taylor.

Chris Bauer gave background information on lot split.

ACTION TAKEN:

Geoff Helm made a motion to approve the **Lot Split** 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, Don Roberts and Don Rose

NAYS: None

- ITEM # 6.** Consider a **Second Residential Drive** located at 2825 West Chestnut.

Chris Bauer gave background information on the request for the additional drive. Engineering has reviewed and approved the request for a second drive.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the **Second Residential Drive** 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, Don Roberts and Don Rose

NAYS: None

- ITEM # 7.** Consider a **Sidewalk Variance** for Sarah Jones located at 2314 Sherry Lee.

Chris Bauer gave background information on the sidewalk variance.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the **Sidewalk Variance** 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, Cole Ream, Don Roberts and Don Rose

NAYS: None

- ITEM # 8.** Hear a presentation from Robert Hitt on the **Capital Recovery** for Sanitary Sewer Improvement by the City of Enid known as Southwest Enid - Basin 2F SSD No. 1506.

Robert Hitt made a presentation to the Planning Commission. Mr. Hitt stated the sewer line would be extended from east of Garland to approximately one half mile west of Garland for 3900 feet.

The Planning Commission asked questions concerning lift stations, the size of the sewer line and the length of the recovery. Mr. Hitt stated if development occurs outside of the basin a lift station or pump could be required. Mr. Hitt informed the Planning Commission that the recovery time would be 20 years. Cody Haney also asked if this was a one-time fee, which Mr. Hitt stated it was. Don Rose asked when the fee would be assessed and Mr. Hitt stated the fee would be collected when the property is subdivided, or at time of site plan or when a building permit is issued.

ITEM # 9. Adjourn.

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

The meeting adjourned at 6:29 PM.



GARFIELD COUNTY, OKLAHOMA

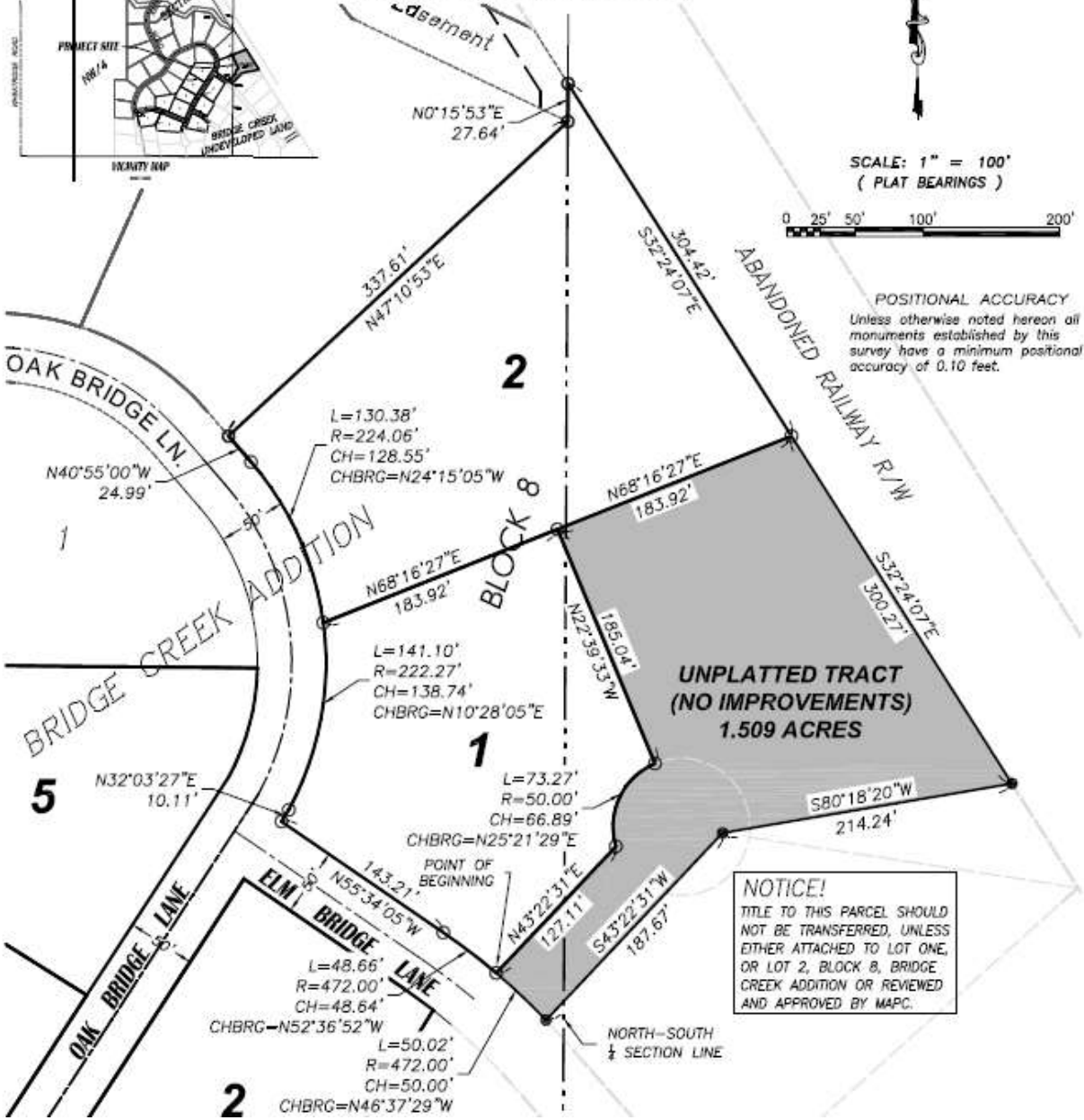
(SEE ATTACHED EXHIBIT "A" FOR COMPLETE DESCRIPTION OF UNPLATTED TRACT)



SCALE: 1" = 100'
(PLAT BEARINGS)



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



L=130.38'
R=224.06'
CH=128.55'
CHBRG=N24°15'05"W

L=141.10'
R=222.27'
CH=138.74'
CHBRG=N10°28'05"E

L=73.27'
R=50.00'
CH=66.89'
CHBRG=N25°21'29"E

L=48.66'
R=472.00'
CH=48.64'
CHBRG=N52°36'52"W

L=50.02'
R=472.00'
CH=50.00'
CHBRG=N46°37'29"W

N40°55'00"W
24.99'

N32°03'27"E
10.11'

N0°15'53"E
27.64'

337.61'
N47°10'53"E

N68°16'27"E
183.92'

N45°22'31"E
127.11'

S45°22'31"W
187.67'

304.42'
S32°24'07"E

304.42'
S32°24'07"E

N68°16'27"E
183.92'

N22°39'33"W
185.04'

S80°18'20"W
214.24'

S32°24'07"E
300.27'

ITEM # 3.

CONSIDER A SIDEWALK VARIANCE FOR MARIA HUEPPELSHEUSER LOCATED AT 2714 EAST WALNUT, DESCRIBED AS LOTS 19-24, BLOCK 14, WEBSTER PARK.

BACKGROUND:

Ms. Hueppelsheuser applied for building permit to place a mobile home. 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.



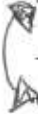
Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

VARIANCE PETITION

(Due 20 days prior to Metropolitan Area Planning Commission meeting date)

Location: 2714 E Walnut (street address):

Legal description: R3



Current zoning of property: LOT 19-24 Block 14 Webster Park Add

Variance Request: _____

Section: 10-6-1: A. Sidewalks Required

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

No side walks in surrounding area

I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the Metropolitan Area Planning Commission 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 2 day of October, 2015.

Applicant's signature: Maria Hueppelshouser Telephone: (580) 278-1773

Printed Name: Maria Hueppelshouser Email: Madria129@gmail.com

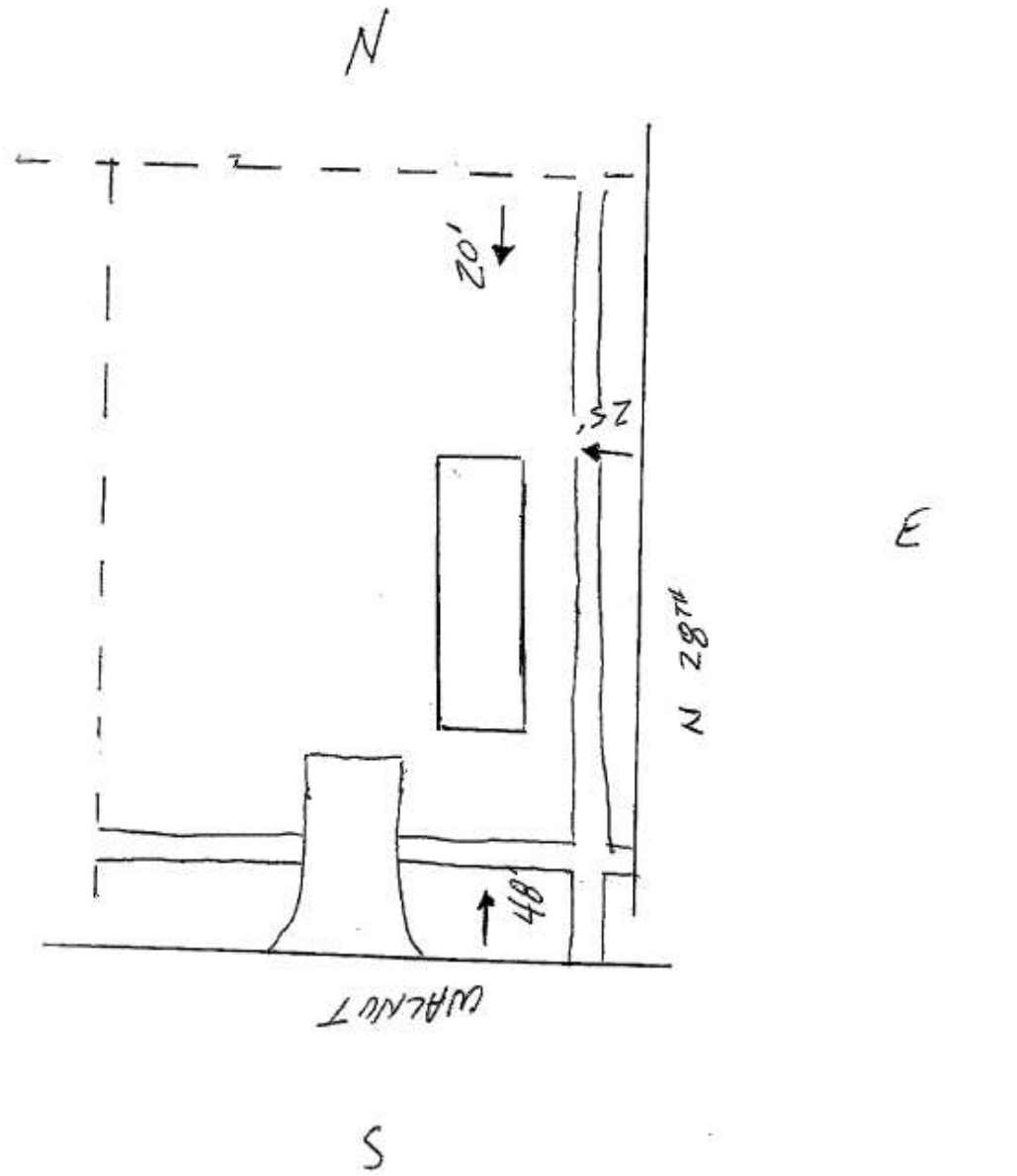
Address: 274 E Walnut

Date of Hearing set for the 19 day of October, 2015.



Place Holder for Photograph

MARIA HUEPPELSHEUSER
2714 E. WALNUT
ENID OK.



ITEM # 4.

CONSIDER A SIDEWALK VARIANCE FOR DON ROSE LOCATED AT 2511 MARYMOUNT, DESCRIBED AS LOT 4, BLOCK 4, WILLOW WEST 3RD.

BACKGROUND:

Mr. Rose applied for building permit to erect 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 and 10-4-2 Definitions.

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

PRESENTER: Chris Bauer, Planning Administrator.



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

VARIANCE PETITION

(Due 20 days prior to Metropolitan Area Planning Commission meeting date)

Location: 2511 Marymount (street address):

Legal description: Lot 4 Block 4 Willow West 3rd

Current zoning of property: R-2

Variance Request: Sidewalk Variance

Section: 10-6-1: A. Sidewalks Required

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

There are some mature trees where the sidewalk would be constructed. This is an established neighborhood with no other sidewalks.

I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the Metropolitan Area Planning Commission 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 10th day of November, 2015.

Applicant's signature: [Redacted]

Telephone: 580-278-9686

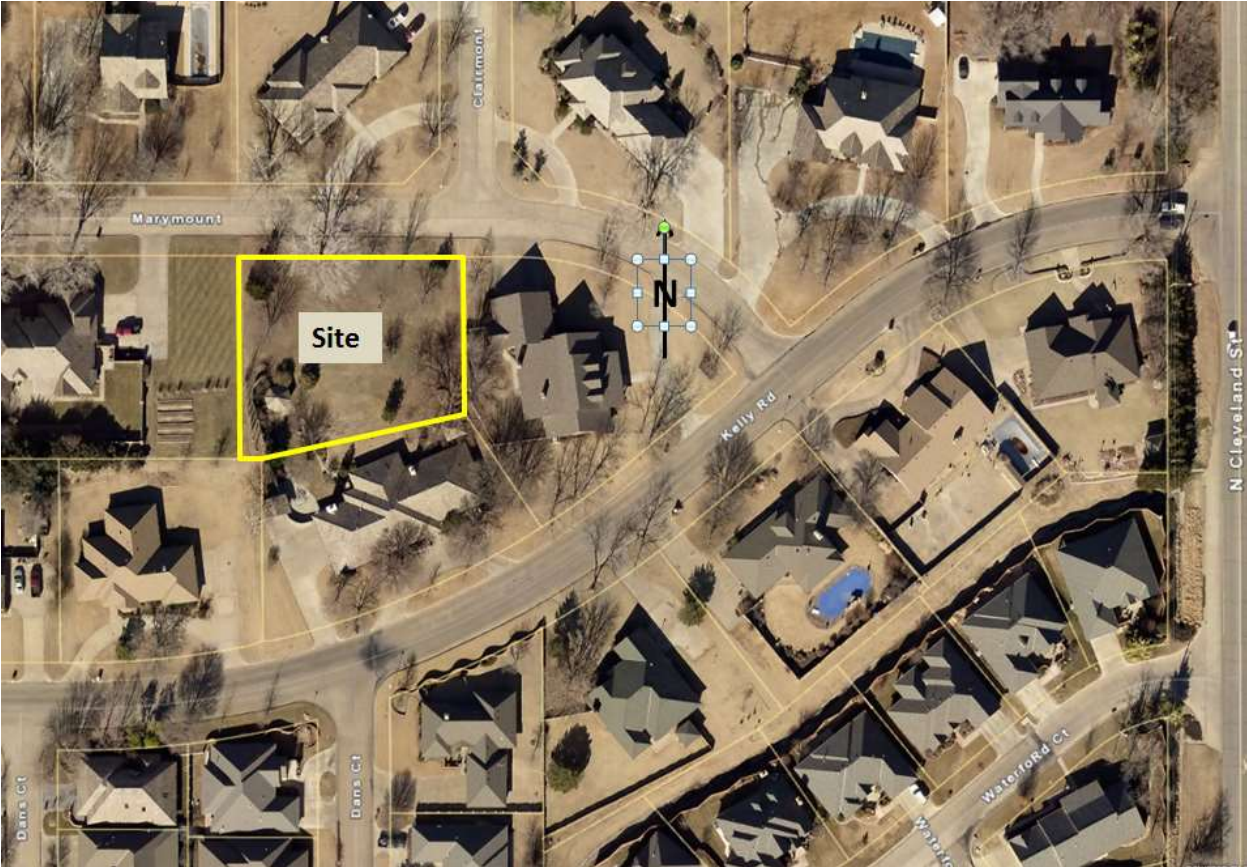
Printed Name: Don Rose

Email: [Redacted]

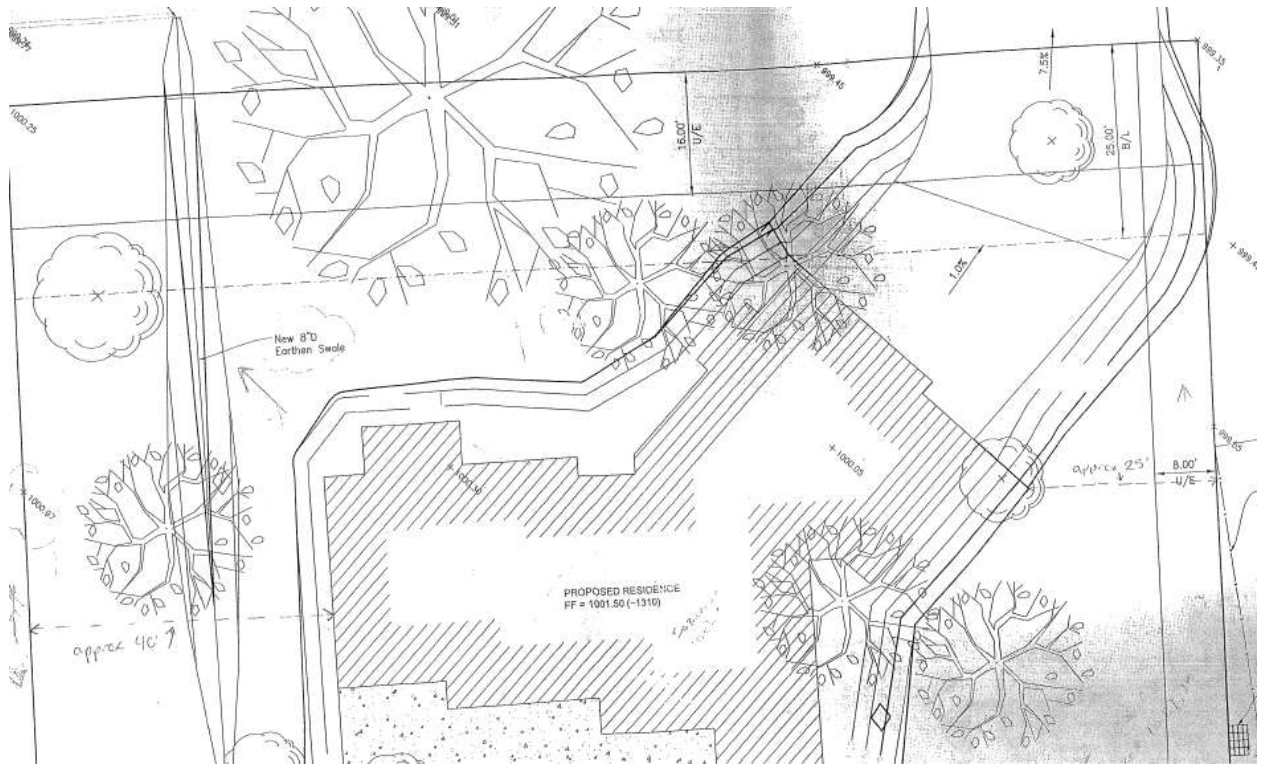
Address: 1319 W York

Date of Hearing set for the [Redacted] day of [Redacted], [Redacted].

[Redacted]



Place Holder for Photograph



ITEM # 5.

CONSIDER DESIGNATING “NO PARKING” ON THE SOUTH SIDE OF THOMPSON EAST OF FIELD DRIVE FOR ONE BLOCK.

BACKGROUND:

A citizen requested extending the existing No Parking designation to the 1000-1100 block of West Thompson, east of Field Drive on the south side of the street to allow a safer (right or left) turn onto Thompson. Letters were sent to those residents who would be affected by the No Parking designation. Only two responded both were in favor of the No Parking.

The Traffic Control and Engineering Departments approve the placement of the No Parking at this location.

ATTACHMENTS: Location Map.

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

PRESENTER: Chris Bauer, Planning Administrator

