

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 December 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 November 16, 2015 regular.
- ITEM # 2. Consider a **Rezoning** for property described as Lots 1, 2, 3, 4 and 5, Block 4, in Garden Subdivision of the Southwest ¼ of Section 30, Township 23 North, Range 6 West, of the Indian Meridian located north of the North Van Buren Bypass and 518 West Purdue.
- ITEM # 3. Consider a **Sidewalk Variance** for 5201 Ritchie Avenue, which is also known as Lot 3, Block 3, West Evandale Addition.
- ITEM # 4. Consider a **Sidewalk Variance** for 3026 Chelsea Court, which is also known as Lot 6, Block 9, Willow West 4th Addition.
- ITEM # 5. Consider a **Sidewalk Variance** for 2725 North Adams, which is also known as Lots 28, 29 and 30, Block 11, Midway Addition.
- ITEM # 6. Consider **reducing the speed limit** on Cleveland Street from 45 MPH to 35 MPH between Chestnut Avenue to Willow Road.
- ITEM # 7. Consider approval of an application for a **Capital Recovery** for a sanitary sewer improvement by the City of Enid known as Southwest Enid, Basin 2F SSD No. 1506.
- 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 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, Eddie Mack, Don Roberts, Don Rose, and Jim Strate, Jr., Ex-Officio Dr. David Vanhooser

Absent: Cole Ream and Ex-Officio James Simunek

ITEM # 1: Consider the approval of the minutes from the October 19, 2015 regular.

ACTION TAKEN:

Eddie Mack made a motion to approve the October 19, 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, Eddie Mack, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

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.

Chris Bauer gave background information on the property.

ACTION TAKEN:

Don Roberts made a motion to approve the lot split, 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, Eddie Mack, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

City Interest:

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

Chris Bauer gave background information on the sidewalk variance request.

Cody Haney asked if the applicant would need to install sidewalks along both streets. Chris Bauer answered yes; sidewalks would be required along both streets.

ACTION TAKEN:

Cody Haney made a motion to recommend approval to the Mayor and Board of Commissioners for the sidewalk variance which was seconded by Don Roberts and passed unanimously with the vote being recorded as follows:

AYES: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Eddie Mack, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

Don Rose left the meeting at this time.

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

Chris Bauer gave background information on the sidewalk variance request.

ACTION TAKEN:

Geoff Helm made a motion to recommend approval to the Mayor and Board of Commissioners for the sidewalk variance 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, Eddie Mack, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

Don Rose returned to the meeting at this time.

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

Chris Bauer gave background information on the request.

Don Rose asked if there were any protests. Chris Bauer stated there were no protests.

ACTION TAKEN:

Geoff Helm made a motion to recommend approval of the **No Parking** 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, Eddie Mack, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

ITEM # 6. Adjourn.

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

The meeting adjourned at 6:07 PM.



ITEM # 3.

CONSIDER A SIDEWALK VARIANCE FOR TRUITT ROGERS LOCATED AT 5201 RITCHIE AVENUE, DESCRIBED AS LOT 3, BLOCK 3, WEST EVANDALE ADDITION.

BACKGROUND:

Mr. Rogers applied for building permit to erect an accessory 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: Karla Ruther, Assistant City Planner.



5201 Ritchie Ave
Lot 3 Block 3 West
Evandale Addn

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: 5201 RITCHIE AVE (street address):

Legal description: LOT 3 BLOCK 3 WEST EVANDALE ADDN.

Current zoning of property: RESIDENTIAL

Variance Request: NOT TO ADD A SIDEWALK

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

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) There are no sidewalks in this housing Addition. Drainage culvert driveway problems

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 18 day of November, 2015.

Applicant's signature: *Truitt Rogers*

Telephone: 580.554.6775

Printed Name: TRUITT ROGERS

Email: TRUITT@Suddenlink.net

Address: 5201 W. RITCHIE AVE.

Date of Hearing set for the _____ day of _____, _____.



To Whom it may concern,

I recently applied for a permit for a storage outbuilding on my property. I was told at that time there is a sidewalk ordinance tied to property improvements such as storage buildings. I am requesting a sidewalk variance for several reasons.

I live in a small isolated rural neighborhood on the west side of Enid. The neighborhood was developed back in the 1960's. It is surrounded on three sides by wheat fields and on the fourth side by a horse pasture to the south.

Our street, Ritchie Avenue is an asphalt street with a hump down the middle and tapers toward the edges of the road. This purpose is to direct rainwater off the street and into the bar ditches on each side of the street. If we were to add a sidewalk it would interfere with water runoff flow to the intended ditches.

We also have drainage culverts buried at the entrance of the driveway and on the west side of the property which may cause interference of any sidewalk addition.

We have a set of three mailboxes (including mine and two of my neighbors) on my side of the road that would possibly have to be relocated since they are on my side of the street.

We currently do not have any sidewalks, curbing, or city water service in the neighborhood.

I checked with several concrete companies to get an estimate of the sidewalk costs and found it to be cost prohibitive in my situation. My street frontage is 200'. At a cost of \$4.50 per sq. foot (the lowest price I could find), the four foot wide sidewalk cost to myself would be approx. \$3600.00

We are isolated from any attached neighborhoods and the amount of citizens utilizing such a sidewalk in this area would be at best very minimal foot traffic. (see attached aerial photo.)

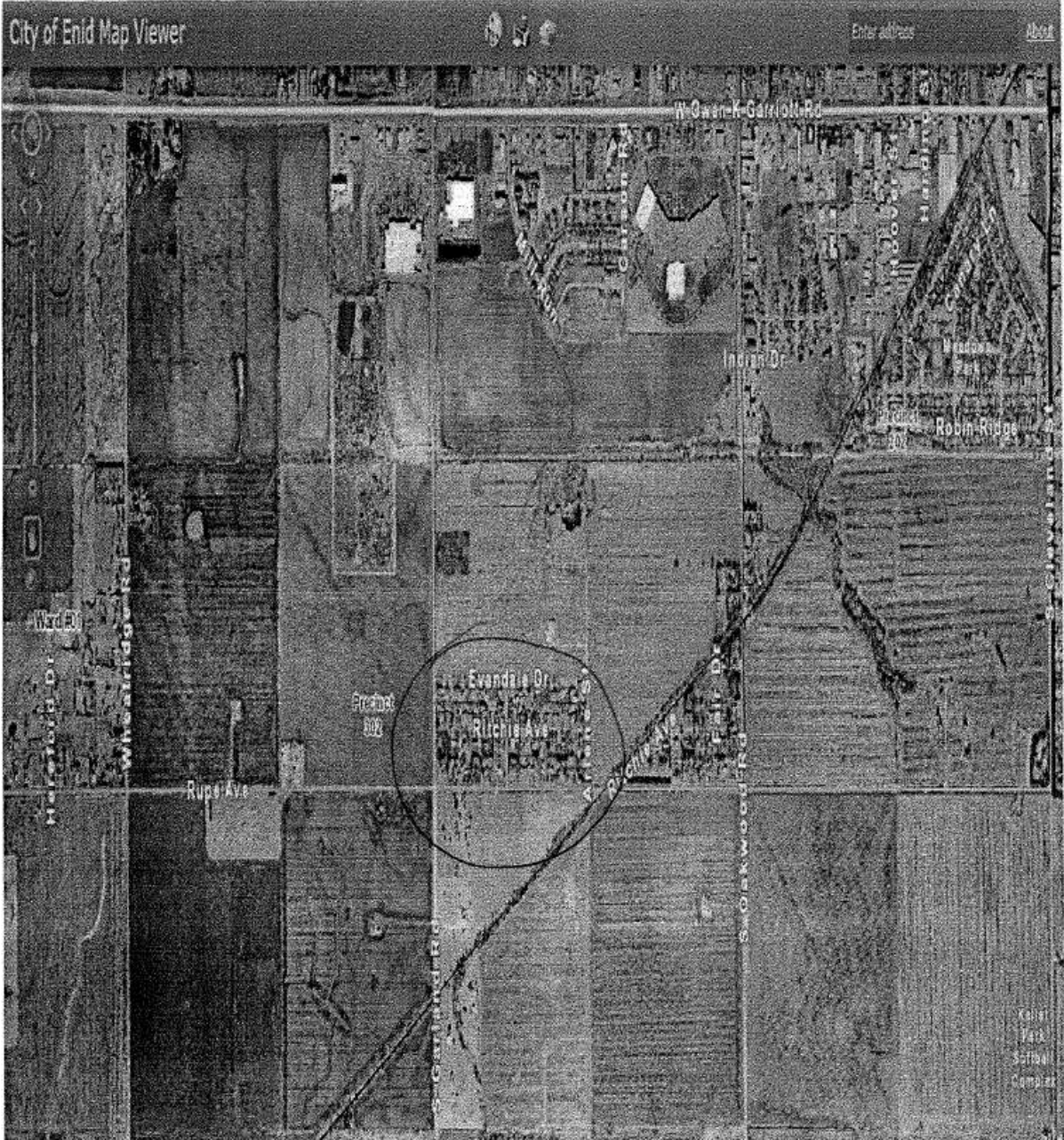
Respectfully,

Truitt Rogers

5201 Ritchie Ave.

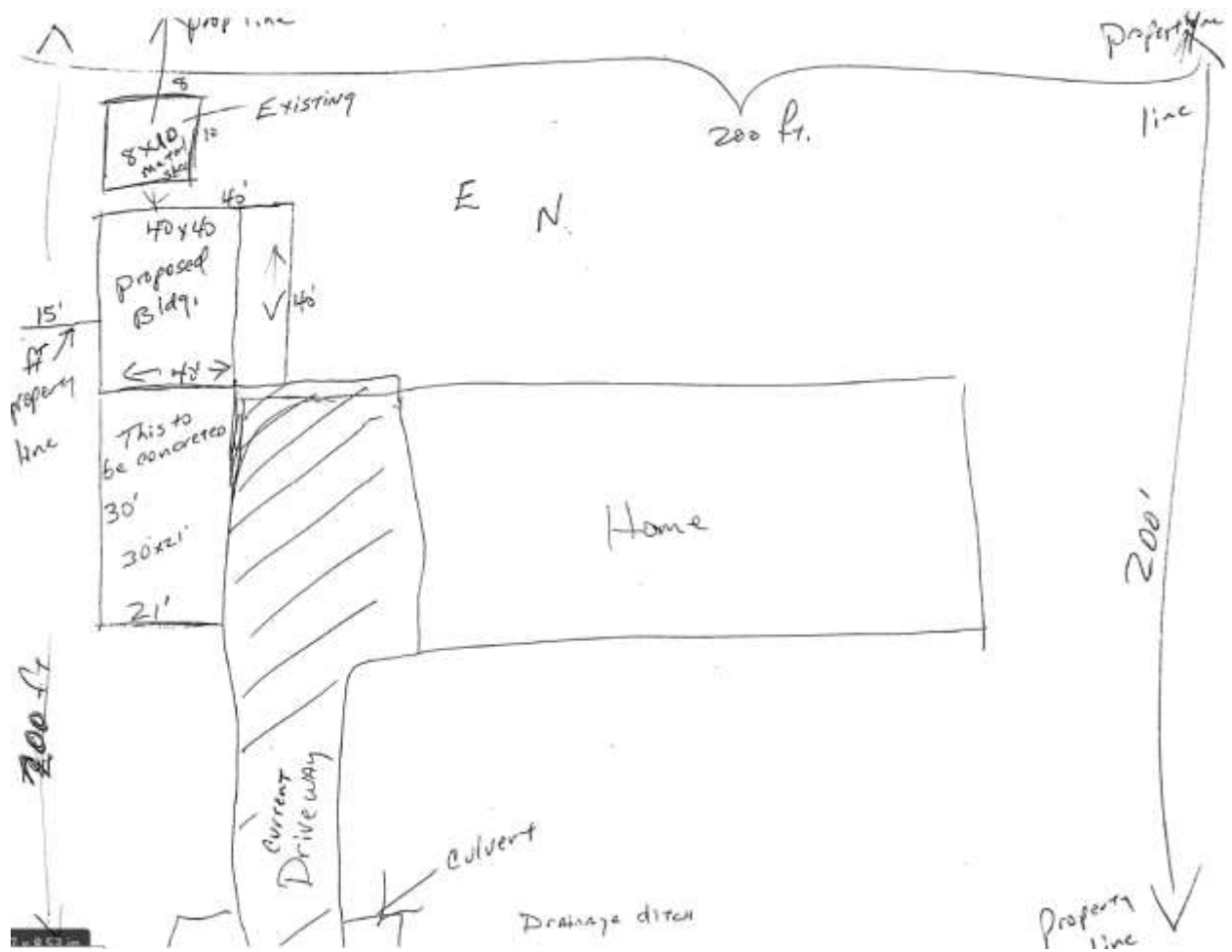
Enid, Ok. 73703

580.554.6775



5201 Ritchie





ITEM # 4.

CONSIDER A SIDEWALK VARIANCE FOR JENNY SMITHSON LOCATED AT 3026 CHELSEA COURT, DESCRIBED AS LOT 6, BLOCK 9, WILLOW WEST 4TH ADDITION.

BACKGROUND:

Ms. Smithson 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: Karla Ruther, Assistant City Planner.



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: 3026 Chelsea Court (street address):
Legal description: Lot 6 Block 9 Willow West 4th Addition
ENID, OK 73703
Current zoning of property: residential
Variance Request: Requesting not to install a sidewalk
Section: _____

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) this is an established neighborhood. No other homes have sidewalks. A new home next door completed in April - doesn't have a sidewalk - it will
I, or we, have attached a site plan of the proposed construction. make our home stick out in a bad way.

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 19th day of November, 2015.

Applicant's signature: Jenny Smithson

Telephone: 580-747-6225

Printed Name: Jenny Smithson

Email: j2smithson@att.net

Address: 3601 W Carrier Rd

Date of Hearing set for the _____ day of _____, _____.







ITEM # 5.

CONSIDER A SIDEWALK VARIANCE FOR TANYA GANER LOCATED AT 2725 NORTH ADAMS, DESCRIBED AS LOTS 28, 29 AND 30, BLOCK 11, MIDWAY ADDITION.

BACKGROUND:

Ms. Ganer 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: Karla Ruther, Assistant City Planner.



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: 2725 N. Adams (street address):

Legal description: lots 28, 29, and 30, Block 11, Midway

Addition of the City of Enid, Garfield County, Oklahoma - according to recorded plat
Current zoning of property: R-3

Variance Request: remove sidewalk mandate from property - approve driveway as is.

X Section: 10-6-1: A SIDEWALKS REQUIRED

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) overly financially burdensome; no other sidewalks in 4 block radius, relook at area in 5 years for possible enforcement.

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:

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- 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.

Mon Dec 21
MHC
Meeting

Dated this 23rd day of November, 2015.

Applicant's signature: *Tanya P. Coaner*

Telephone: Tanya 580 741 7275
Mark 918 812 1290

Printed Name: Tanya P. Coaner

Email: _____

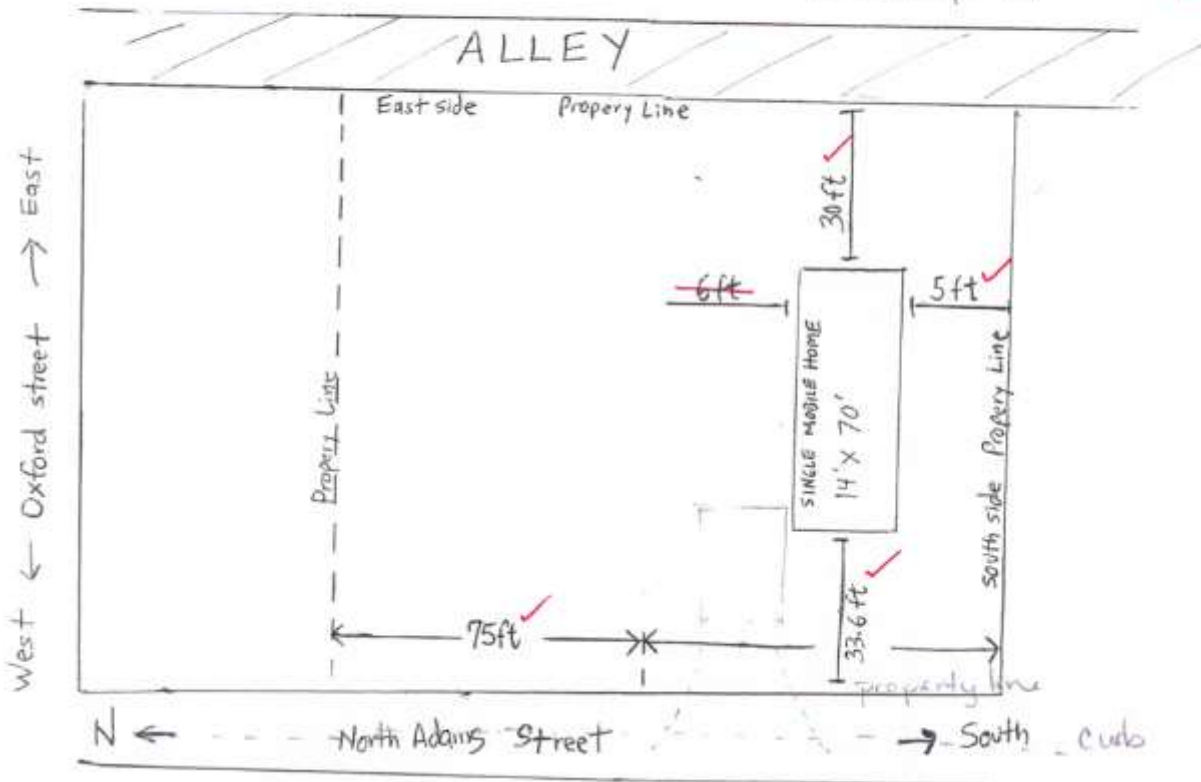
Address: 2725 N. Adams

Date of Hearing set for the 21st day of December, 2015.



Gerardo Saldana or Tanya Ganer Phone # 580 747 7275
Property Address : 2725 North Adams , Enid, OK 73701 (3 LOTS)

25' width per lot VB



2725 N Adams



ITEM # 6.

CONSIDER REDUCING THE SPEED LIMIT ON CLEVELAND STREET BETWEEN CHESTNUT AVENUE AND WILLOW ROAD FROM 45 MPH TO 35 MPH.

BACKGROUND:

The Police Department requested a speed limit clarification to address the inconsistencies of speed limits on northbound and southbound Cleveland traffic. The speed limit has been 45 MPH along Cleveland Street north of Chestnut Avenue to the south entrance of Jumbo Foods. Developments of the Wal-Mart Neighborhood Market, Stonebridge Apartments and the proposed residential construction on the east side of Cleveland have increased traffic in this section. The recommendation is to reduce the speed limit to 35 MPH. This change will provide a consistent speed limit from Owen K Garriott to Edgewood Drive.

The request was reviewed by the Administration, Legal, Police, Community Development, Engineer, Public Works and Traffic Control Departments.

ATTACHMENTS: Location map

ADVISORY COMMISSION ACTION: Consider request and make a recommendation to the Mayor and Board of Commissioners.

PRESENTER: Karla Ruther, Assistant City Planner



45 MPH	—
40 MPH	—
35 MPH	—

Willow Rd

Willow Plaza

Proposed change to 35 MPH

Stonebridge Apartments

Chestnut Ave

Cleveland St

ITEM # 7.

CONSIDER THE APPROVAL OF AN APPLICATION FOR A CAPITAL RECOVERY FOR SANITARY SEWER IMPROVEMENT BY THE CITY OF ENID KNOWN AS SOUTHWEST ENID - BASIN 2F SSD NO. 1506

BACKGROUND:

City Ordinance 10-4-5 sets out the procedure for recovery of the proportional cost of excess capacity in a sanitary sewer public improvement. A developer, or in this case the City of Enid, can make a public sanitary sewer improvement and recover the cost of the excess capacity of the improvement from future users of the system.

The City of Enid is applying to construction a new 12” sanitary sewer line form approximate ¼ mile east of Garland Road and ½ south of Garriott Road west, approximate 6500 feet and establish a system to recover the cost of the improvement from future users.

The line will provide a peak hourly capacity of 558.61 GPM for an approximate 27.22 acre area east of Garland Road and south of Lowes store and approximate 341.37 acres west of Garland Road, East of Wheatridge Road, south of Garriott Road and north of a line 1321 feet north of Rupe Avenue.

The estimated cost of improvements, right-of-ways and engineering is \$497,920.00. The initial estimated excess capacity fee is \$891.36 per GPM. Based on the estimates a single residence user will would be assessed at 0.66gpm or a fee of \$660.00 to connect to the system. Commercial users would be assessed based on their design peak flow use of the allowable capacity.

Upon approval of the application notice will be provided to property owner in district boundary and the application will be forwarded to the City Commission for approval. No land owner is required to make any payments until the owner decides to make use of the excess capacity sanitary sewer.

ATTACHMENTS: Boundary location Map.

RECOMMENDATION: Approval

PRESENTER: Robert Hitt, PE, City Engineer

