



City of Enid
401 W. Owen K. Garriott Road
Enid, Oklahoma 73701
580-234-0400

METROPOLITAN AREA PLANNING COMMISSION

NOTICE OF MEETING

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 21st day of March, 2016, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road, Enid, Oklahoma, and the agenda for said meeting is as follows:

- AGENDA -

METROPOLITAN AREA PLANNING COMMISSION REGULAR MEETING

1. CALL TO ORDER/ROLL CALL.
2. CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF FEBRUARY 22, 2016.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. CONSIDER A REZONING FOR PROPERTY SITUATED IN THE SOUTHWEST OF SECTION SIX (6), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA LOCATED AT THE NORTHEAST CORNER OF 66TH STREET AND CHESTNUT AVENUE FROM "A" AGRICULTURE DISTRICT TO "I-3" INDUSTRIAL (HEAVY) DISTRICT.
5. USE BY REVIEW.
 1. NONE.
6. PLATS.

1. **CONSIDER APPROVAL OF THE PRELIMINARY PLAT OF BLOCKS 29, 30, 31 AND 32 PHEASANT RUN GOLF COMMUNITY.**
2. **CONSIDER APPROVAL OF A FINAL PLAT FOR THE BYRD SUBDIVISION LOCATED AT THE SOUTHWEST CORNER OF RUPE AVENUE AND BOOMER ROAD.**
7. **LOT SPLITS.**
 1. **CONSIDER A LOT SPLIT FOR A TRACT OF LAND SITUATED IN BLOCKS 1 AND 2, JEFFERSON STREET BETWEEN BLOCKS 1 AND 2 AND PART OF WEST CHESTNUT AVENUE ALL SITUATED IN THE KENWOOD ADDITION TO THE CITY OF ENID FOR JOHNSTON SEED COMPANY, INC. LOCATED AT 319 WEST CHESTNUT.**
8. **TRAFFIC.**
 1. **NONE.**
9. **EASEMENTS.**
 1. **NONE.**
10. **VARIANCES.**
11. **ADJOURN.**

DRAFT

**MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION
OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 22ND DAY OF FEBRUARY 2016**

The Metropolitan Area Planning Commission of the City of Enid, County of Garfield, State of Oklahoma, met in regular meeting in the Council Chambers of the Administration Building of the City of Enid, located at 401 West Owen K. Garriott Road in said city, at 6:00 P.M. on the 22nd day of February 2016, pursuant to notice given to the Clerk of the City of Enid, and pursuant to notice thereof displayed at the entrance to the Administration Building of said city, in prominent view and which notice was posted prior to 6:00 P.M. on the 19th day of February, 2016.

Present: Mark Arnold; Cody Haney; Marvin Kusik; Eddie Mack; Cole Ream; Don Roberts; Don Rose; David Vanhooser, City Commissioner Ex-Officio

Absent: Geoff Helm; Jim Strate, Jr.; James Simunek, County Commissioner Ex-Officio

Also Present: Jerald Gilbert, City Manager; Chris Bauer, Planning Administrator; Robert Hitt, City Engineer; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF JANUARY 25, 2016.

Motion was made by Don Rose, seconded by Don Roberts

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose
Passed

ADMINISTRATION.

NONE.

ZONING.

CONSIDER A REZONING FOR PROPERTY SITUATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN LOCATED AT 2023 WEST CHESTNUT FROM C-2 PLANNED BUSINESS CENTER DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.

Motion was made by Cole Ream, seconded by Cody Haney

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose
Passed

CONSIDER A REZONING FOR PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 6 WEST, OF THE INDIAN MERIDIAN LOCATED AT 615 WEST MOORE FROM “C-3” GENERAL COMMERCIAL DISTRICT TO “R-7” RESIDENTIAL MULTI-FAMILY DISTRICT.

A protest was received February 17, 2016 and the findings were presented at the meeting. There were 49 property owners within 1/4 of a mile that signed the protest petition. Fourteen of the protesting properties are within 300 feet of the rezoning. These 14 properties represent 39.28% of the area of lots within 300 feet.

Jeff Mills, 701 West Moore spoke in opposition to the rezoning. Mr. Mills stated the property was purchased in December and enjoys the calm and peaceful area.

Sean McMichael, 509 West Moore spoke in opposition to the rezoning. Mr. McMichael’s concerns include access, services, bus stop and lack of playground areas.

Daniel Cerny, 806 West Thompson spoke in opposition to the rezoning stating concerns about the type of housing being developed.

Jeanette Bacon, 1501 South Adams spoke in opposition to the rezoning. Ms. Bacon has concerns about traffic congestion.

Larry Stephens, 1634 South Jefferson spoke in opposition to the rezoning. Mr. Stephens stated Moore is a very busy street.

C. M. Otipoby, 1629 South Jefferson spoke in opposition to the rezoning. Mr. Otipoby’s main concern was how the property was going to be finance. He also stated this is a very busy area.

Motion was made by Don Rose, seconded by Cody Haney

AYE: Mark Arnold, Cody Haney, Cole Ream, Don Rose

NAY: Marvin Kusik, Eddie Mack, Don Roberts

Passed

USE BY REVIEW.

NONE.

PLATS.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT LOCATED AT 4810 SPRING RIDGE ROAD WHICH IS ALSO KNOW AS LOT 1, BLOCK 1 BOBSFARMS 2ND ADDITION.

Motion was made by Cole Ream, seconded by Don Roberts

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose

Passed

TRAFFIC.

CONSIDER A REQUEST TO REDUCE THE SPEED LIMIT ON WILLOW ROAD FROM WILLOW RUN TO JUST WEST OF AUTRY TECHNOLOGY CENTER FROM 40 MPH TO 30 MPH.

Brady McCullough, Superintendent of Autry Technology Center informed the Planning Commission of the student and adult numbers participating in the programs. Mr. McCullough wants a safer environment for the students, guests and faculty exiting the campus.

Motion was made by Don Roberts, seconded by Cody Haney

AYE: Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts

NAY: Mark Arnold, Don Rose

Passed

CONSIDER THE APPROVAL OF A SECOND RESIDENTIAL DRIVE ACCESS AT 3002 W. CHESTNUT AVENUE, LOT 1, BLOCK 1, CHESTNUT VISTA SUBDIVISION.

Motion was made by Don Rose, seconded by Cole Ream

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose

Passed

EASEMENTS.

NONE.

VARIANCES.

CONSIDER A SIDEWALK VARIANCE FOR IRON WORKS, JEREMY DERSHEM LOCATED AT 1602 NORTH VAN BUREN, DESCRIBED AS LOTS 1-7 BLOCK 1, TREMAIN ACRES.

Motion was made by Cole Ream, seconded by Eddie Mack

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose

Passed

ADJOURN.

Meeting adjourned at 6:45 PM.

Motion was made by Don Rose, seconded by Mark Arnold

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose

Passed

**Metropolitan Area Planning Commission
Meeting**

4. 1.

Meeting Date: 03/21/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A REZONING FOR PROPERTY SITUATED IN THE SOUTHWEST OF SECTION SIX (6), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA LOCATED AT THE NORTHEAST CORNER OF 66TH STREET AND CHESTNUT AVENUE FROM "A" AGRICULTURE DISTRICT TO "I-3" INDUSTRIAL (HEAVY) DISTRICT.

BACKGROUND:

The request concerns property located at the northeast corner of 66th Street and Chestnut Avenue. The applicant is requesting to rezone the property from "A" Agriculture District to "I-3" Industrial (Heavy) District. The property will be utilized for a logistics center for wind turbine equipment. The utilities (water and sewer) on this site will be private.

The zoning around the existing property is I-3 to the north, and Agriculture to the south, east and west.

The City is currently studying various strategies to address the long term improvements to 66th Street.

RECOMMENDATION:

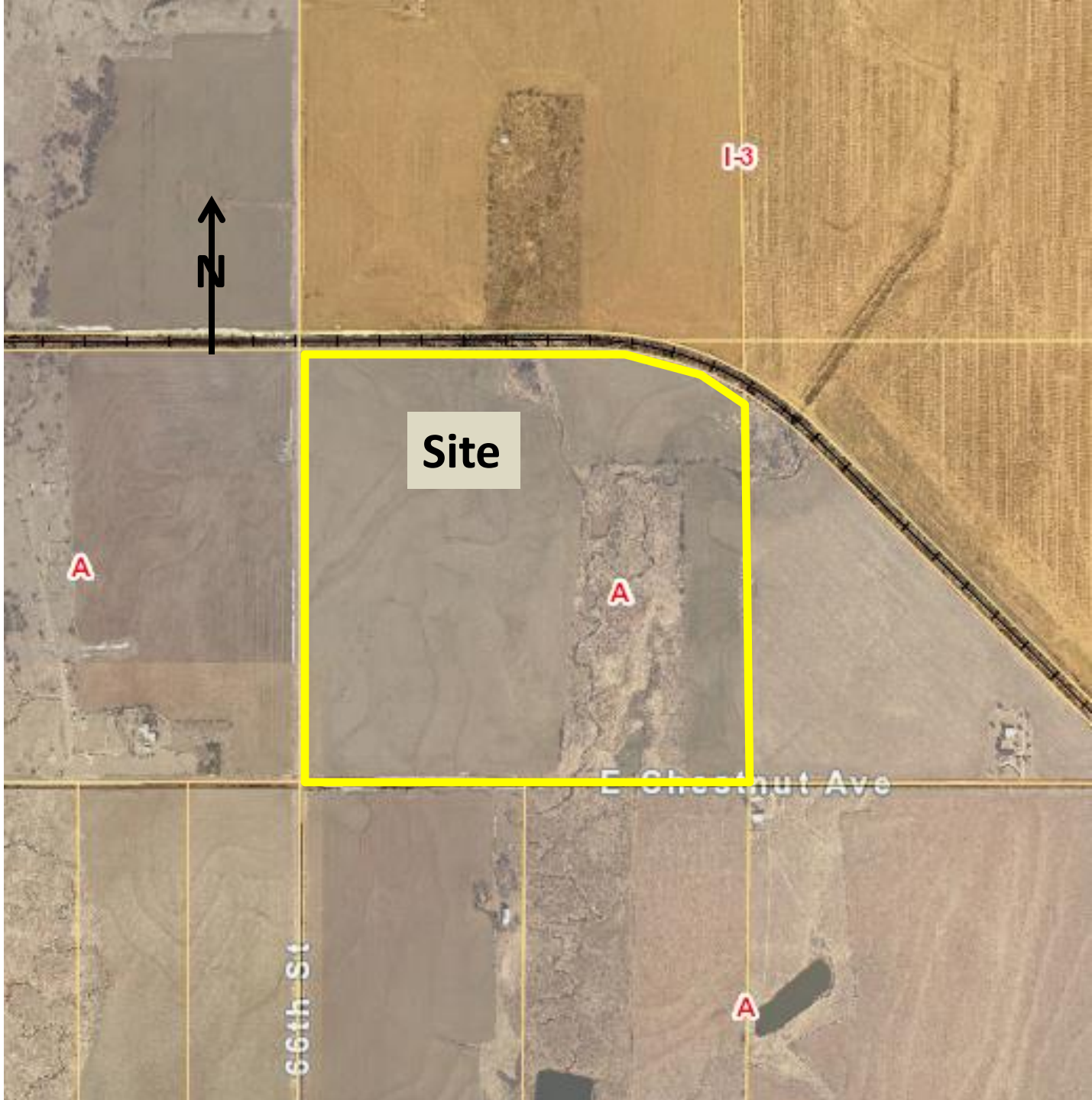
Review and make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

66th & Chestnut location map



I-3



Site

A

A

E Chestnut Ave

66th St

A

**Metropolitan Area Planning Commission
Meeting**

6. 1.

Meeting Date: 03/21/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT OF BLOCKS 29, 30, 31 AND 32 PHEASANT RUN GOLF COMMUNITY.

BACKGROUND:

This item involves the preliminary plat of Blocks 29, 30, 31 and 32 of Pheasant Run Golf Community. The plat consists of 55 single family residential lots.

The property is zoned R-1 Residential Estate District with a Planned Unit Development (PUD) Overlay.

RECOMMENDATION:

Consider the preliminary plat.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Preliminary Plat

**Metropolitan Area Planning Commission
Meeting**

6. 2.

Meeting Date: 03/21/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER APPROVAL OF A FINAL PLAT FOR THE BYRD SUBDIVISION LOCATED AT THE SOUTHWEST CORNER OF RUPE AVENUE AND BOOMER ROAD.

BACKGROUND:

The item involves the final plat of four tracts of land located at the southwest corner of Rupe Avenue and Boomer Road. Each tract contains more than two acres.

Currently the property is zoned "A-1" General Agriculture District according to the Garfield County Zoning regulations.

RECOMMENDATION:

Consider a recommendation to the Garfield County Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Byrd Subdivision

FINAL PLAT OF BYRD SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 22 NORTH, RANGE 8 WEST, INDIAN MERIDIAN,
GARFIELD COUNTY, OKLAHOMA

COUNTY TREASURER'S CERTIFICATE

I, KEVIN R. POSTIER, COUNTY TREASURER OF GARFIELD COUNTY, STATE OF OKLAHOMA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX ROLLS OF GARFIELD COUNTY, STATE OF OKLAHOMA, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO DUE OR DELINQUENT TAXES ON THE ABOVE DESCRIBED PROPERTY.

COUNTY TREASURER

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC ON THIS DAY OF _____, PERSONALLY APPEARED KEVIN R. POSTIER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WRITTEN AND FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____ NOTARY PUBLIC

GARFIELD COUNTY

APPROVED THIS _____ DAY OF _____, 2016, BY THE
BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, OKLAHOMA.

ATTEST: _____ CHAIRMAN
SECRETARY

METROPOLITAN AREA PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2016, BY THE
METROPOLITAN AREA PLANNING COMMISSION.

ATTEST: _____ CHAIRMAN
SECRETARY

PERMANENCY CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT FULFILLS THE PERMANENCY REQUIREMENTS OF OKLAHOMA STATUTES.

DANNY R. TURNER

SURVEYOR'S CERTIFICATE

I, DANNY R. TURNER, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "BYRD SUBDIVISION", CORRECTLY REPRESENTS A PRUDENT SURVEY MADE UNDER MY SUPERVISION ON THE 26TH DAY OF AUGUST, 2015, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, 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 AND THAT ALL MONUMENTS SHOWN HEREON EITHER HAVE BEEN OR WILL BE PLACED PRIOR TO THE OFFICIAL RECORDING WITH THE GARFIELD COUNTY REGISTRAR OF DEEDS.

DANNY R. TURNER
REGISTERED LAND SURVEYOR
STATE OF OKLAHOMA, NO. 1248

STATE OF OKLAHOMA
COUNTY OF GARFIELD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE _____ DAY OF _____, PERSONALLY APPEARED DANNY R. TURNER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____ NOTARY PUBLIC

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATE

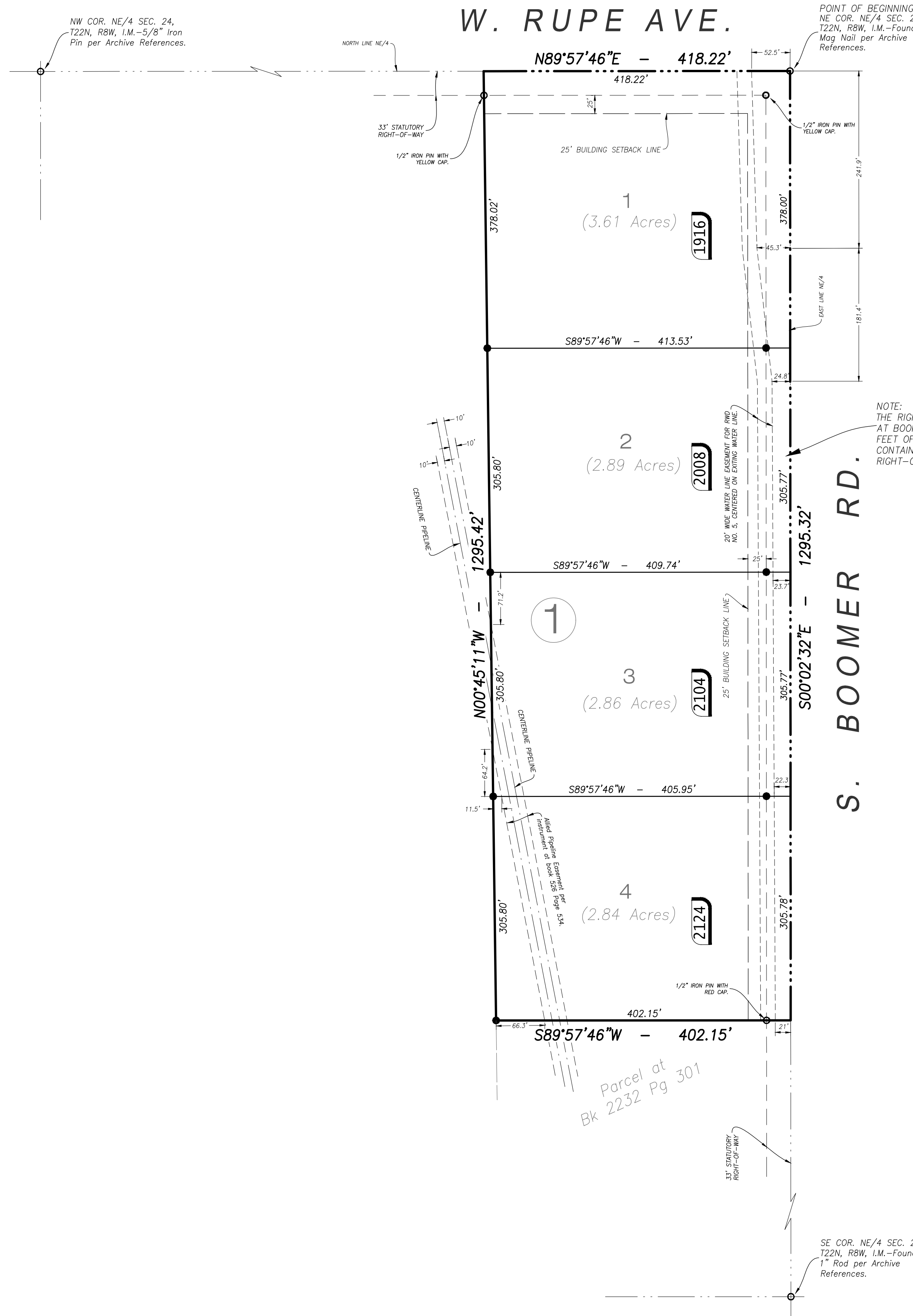
THE GARFIELD COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THE _____ DAY OF _____, 2016

ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

FILE NAME: \20160027\FinalPlat
DRWG. NO. 1511

PS PORTERFIELD SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
1610 N. Imo Rd., Enid, Oklahoma 73703
Ph. 580-233-0572, Fax 580-233-0583 E-mail 'rp@rp-us.com'
C.A. No. 828, Expiration Date: June 30, 2017

W. RUPE AVE.



OWNER'S CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, KATHERINE L. BYRD AND JOSHUA G. BYRD, WIFE AND HUSBAND, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY ENTITY OR PERSONS HAVING ANY RIGHT, TITLE, OR INTEREST IN THE HEREIN PLATTED PROPERTY DESCRIBED AS:

A part of the Northeast Quarter of Section Twenty-four (24), Township Twenty-two (22) North, Range Eight (8) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast Corner of the Northeast Quarter said Section 24;
Thence south along the east line of said Northeast Quarter on a grid bearing of South 00 degrees 02 minutes 32 seconds East a distance of 1295.32 feet;
Thence South 89 degrees 57 minutes 46 seconds West along the north line of a parcel recorded at book 2232 page 301 being parallel with the north line of said Northeast Quarter a distance of 402.15 feet;
Thence North 00 degrees 45 minutes 11 seconds West along the west line of a parcel recorded at book 1816 page 4540 a distance of 1295.42 feet;
Thence North 89 degrees 57 minutes 46 seconds East along the north line of said Northeast Quarter a distance of 418.22 feet to the Point of Beginning.

Above described parcel contains 12.20 Acres more or less.

*All bearings shown hereon are relative to the grid bearing of South 00 degrees 02 minutes 32 seconds East along the east line of said Northeast Quarter.

AND THAT THEY HAVE CAUSED THE SAME TO BE KNOWN AS BYRD SUBDIVISION.

THEY HEREBY DEDICATE ALL EASEMENTS SHOWN WITHIN THE BOUNDARIES OF SAID PLAT FOR PUBLIC UTILITY ACCESS. THEY GUARANTEE A CLEAR TITLE TO THE LAND SO DEDICATED FOR THE PURPOSES HEREIN SET FORTH, FROM THEMSELVES, THEIR HEIRS AND ASSIGNS AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2016.

OWNER: _____ OWNER: _____
KATHERINE L. BYRD JOSHUA G. BYRD

STATE OF OKLAHOMA
COUNTY OF GARFIELD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE _____ DAY OF _____, PERSONALLY APPEARED KATHERINE L. BYRD TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____ NOTARY PUBLIC

STATE OF OKLAHOMA
COUNTY OF GARFIELD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE _____ DAY OF _____, PERSONALLY APPEARED JOSHUA G. BYRD TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____ NOTARY PUBLIC

COUNTY TREASURER

TREASURER'S NOTARY

MAPC

SURVEYOR

SURVEYOR'S NOTARY

NOTARY

NOTARY

**Metropolitan Area Planning Commission
Meeting**

7. 1.

Meeting Date: 03/21/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A LOT SPLIT FOR A TRACT OF LAND SITUATED IN BLOCKS 1 AND 2, JEFFERSON STREET BETWEEN BLOCKS 1 AND 2 AND PART OF WEST CHESTNUT AVENUE ALL SITUATED IN THE KENWOOD ADDITION TO THE CITY OF ENID FOR JOHNSTON SEED COMPANY, INC. LOCATED AT 319 WEST CHESTNUT.

BACKGROUND:

The property is located at 319 West Chestnut Avenue on the Johnston Seed Company property. The property is zoned I-3 Industrial (Heavy) District. The applicant wants to split the 9,319 ± square foot building from the adjacent building.

Water and sewer exist in Chestnut Avenue and access is from Chestnut Avenue.

State statutes requires the approval of the local Planning Commission prior to the subdivision of any tract of land which, when subdivided, contains an area of less than 10 acres.

RECOMMENDATION:

Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

319 W Chestnut location map
Survey



N Madison St

N Jefferson St

N Adams St

N Washington St

Independence Ave

W Locust Ave

W Chestnut Ave

Site



Site

N Adams St

W Chestnut Ave

V03W-050

V03W-051

V03W-052

V03E-097

1G208
6.73

1G135
6.17

WWP 521

65

18

8

54

10

8

8

14

6

6

6

6

