



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

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METROPOLITAN AREA PLANNING COMMISSION

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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 18th day of April, 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 MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF MARCH 21, 2016.
3. ADMINISTRATION.
  1. NONE.
4. ZONING.
  1. CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 9 AND 10, BLOCK 24, ORIGINAL TOWNSITE OF ENID, LOCATED AT THE NORTHEAST CORNER OF 7TH STREET AND CHEROKEE AVENUE FOR LOAVES AND FISHES OF NORTHWEST OKLAHOMA FROM R-7 RESIDENTIAL MULTI FAMILY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.
5. USE BY REVIEW.
  1. NONE.
6. PLATS.

1. **CONSIDER APPROVAL OF THE FINAL PLAT FOR PHEASANT RUN GOLF COMMUNITY BLOCKS 29, 30, 31 AND 32.**
  
7. **LOT SPLITS.**
  1. **CONSIDER A LOT SPLIT FOR SERENA WHEELER LOCATED AT 510 EAST WALNUT DESCRIBED AS LOT 7 BLOCK 1 REPLAT OF BLOCK 1 MCQUILKIN ADDITION.**
  2. **CONSIDER A LOT SPLIT FOR PART OF THE NORTHEAST QUARTER SECTION 16, TOWNSHIP 22 NORTH, RANGE 7 WEST, I. M. LOCATED AT 1016 SOUTH GARLAND.**
  
8. **TRAFFIC.**
  1. **NONE.**
  
9. **EASEMENTS.**
  1. **NONE.**
  
10. **VARIANCES.**
  1. **NONE.**
  
11. **ADJOURN.**

# DRAFT

MINUTES OF REGULAR MEETING OF  
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,  
HELD ON THE 21ST DAY OF MARCH 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 21st day of March 2016, pursuant to notice given by March 18, 2016 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 18th day of March, 2016.

Present: Mark Arnold; Cody Haney; Whitney Hall; Marvin Kusik; Eddie Mack; Cole Ream; Don Roberts; Jim Strate, Jr.; David Vanhooser, City Commissioner Ex-Officio; James Simunek, County Commissioner Ex-Officio

Absent: Don Rose

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 THE MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF FEBRUARY 22, 2016.

Motion was made by Cole Ream, seconded by Don Roberts to approve the minutes.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Jim Strate, Jr.

Passed

## ADMINISTRATION.

NONE.

## ZONING.

**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.**

Motion was made by Mark Arnold, seconded by Cody Haney to approve the rezoning.

Brent Kisling with Enid Regional Development Alliance addressed the Planning Commission stating the company will offload the product from the rail, load the product onto trucks and transport it to where the product is being used.

Stacey Robison, 6718 East Market, was concerned about drainage and a bright light that had been installed.

Jerry Schmidt was concerned about the project devaluing his property.

Billy Benton, one of the owners of Transportation Partners and Logistics, LLC, stated that one power pole had been installed with a street light and culverts had been installed in accordance with the temporary permit issued by the Engineering Department.

Robert Hitt, City Engineer, stated when the permit is issued the company will need to mitigate the drainage.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Jim Strate, Jr.

Passed

**USE BY REVIEW.**

**NONE.**

**PLATS.**

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

Motion was made by Eddie Mack, seconded by Cole Ream to approve the preliminary plat.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Jim Strate, Jr.

Passed

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

Motion was made by Jim Strate, Jr., seconded by Don Roberts to recommend approval of the final plat to the Board of County Commissioners.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Jim Strate, Jr.

Passed

**LOT SPLITS.**

**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.**

This item was withdrawn by the applicant.

**TRAFFIC.**

**NONE.**

**EASEMENTS.**

**NONE.**

**VARIANCES.**

**ADJOURN.**

Motion was made by Cole Ream, seconded by Don Roberts to adjourn.

Meeting adjourned at 6:25 PM.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Jim Strate, Jr.

Passed

**Metropolitan Area Planning Commission  
Meeting**

4. 1.

**Meeting Date:** 04/18/2016

**Submitted By:** Karla Ruther, Planning Assistant

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**SUBJECT:**

**CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 9 AND 10, BLOCK 24, ORIGINAL TOWNSITE OF ENID, LOCATED AT THE NORTHEAST CORNER OF 7TH STREET AND CHEROKEE AVENUE FOR LOAVES AND FISHES OF NORTHWEST OKLAHOMA FROM R-7 RESIDENTIAL MULTI FAMILY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.**

**BACKGROUND:**

The request concerns two lots located at the northeast corner of 7th Street and Cherokee Avenue. The applicant is requesting the rezoning from R-7 Residential Multi Family District to C-3 General Commercial District to develop additional parking for Loaves and Fishes. The houses that were on the property have been demolished.

The zoning pattern surrounding the property is C-3 north across the alley and R-7 to the east.

**RECOMMENDATION:**

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

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Loaves & Fishes Location map

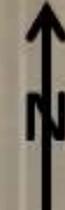
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Loaves & Fishes

1F173  
10.70

169A



S 7th

28 (SSD 3,5,6,10,20-22,26-28,30 EXT:pdf)

8

Site

F1117  
671 GPM

W-050

6

E Cherokee Ave

1F165

**Metropolitan Area Planning Commission  
Meeting**

**6. 1.**

**Meeting Date:** 04/18/2016

**Submitted By:** Karla Ruther, Planning Assistant

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**SUBJECT:**

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

**BACKGROUND:**

This item involves the final plat of Blocks 20, 30, 31 and 32 of the Pheasant Run Golf Community in the Planned Unit Development (PUD). The final plat contains 55 lots for single family residences on Executive Lots. The public water and sewer will be extended from within the PUD.

**RECOMMENDATION:**

Consider the final plat and make a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

PRGC B 29-32 Final Plat

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**Metropolitan Area Planning Commission  
Meeting**

7. 1.

**Meeting Date:** 04/18/2016

**Submitted By:** Karla Ruther, Planning Assistant

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**SUBJECT:**

**CONSIDER A LOT SPLIT FOR SERENA WHEELER LOCATED AT 510 EAST WALNUT DESCRIBED AS LOT 7 BLOCK 1 REPLAT OF BLOCK 1 MCQUILKIN ADDITION.**

**BACKGROUND:**

The property is located at 510 East Walnut. The property is zoned R-7 Residential Multi-Family District. There are two single family dwellings on the lot. The applicant wants to split the lot so each residence has its own lot.

Both lots will have access to Walnut and water which is located in Walnut. Sewer is located in the alley adjacent to the east parcel. A five foot utility easement has been granted across the east parcel for access to sewer.

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.

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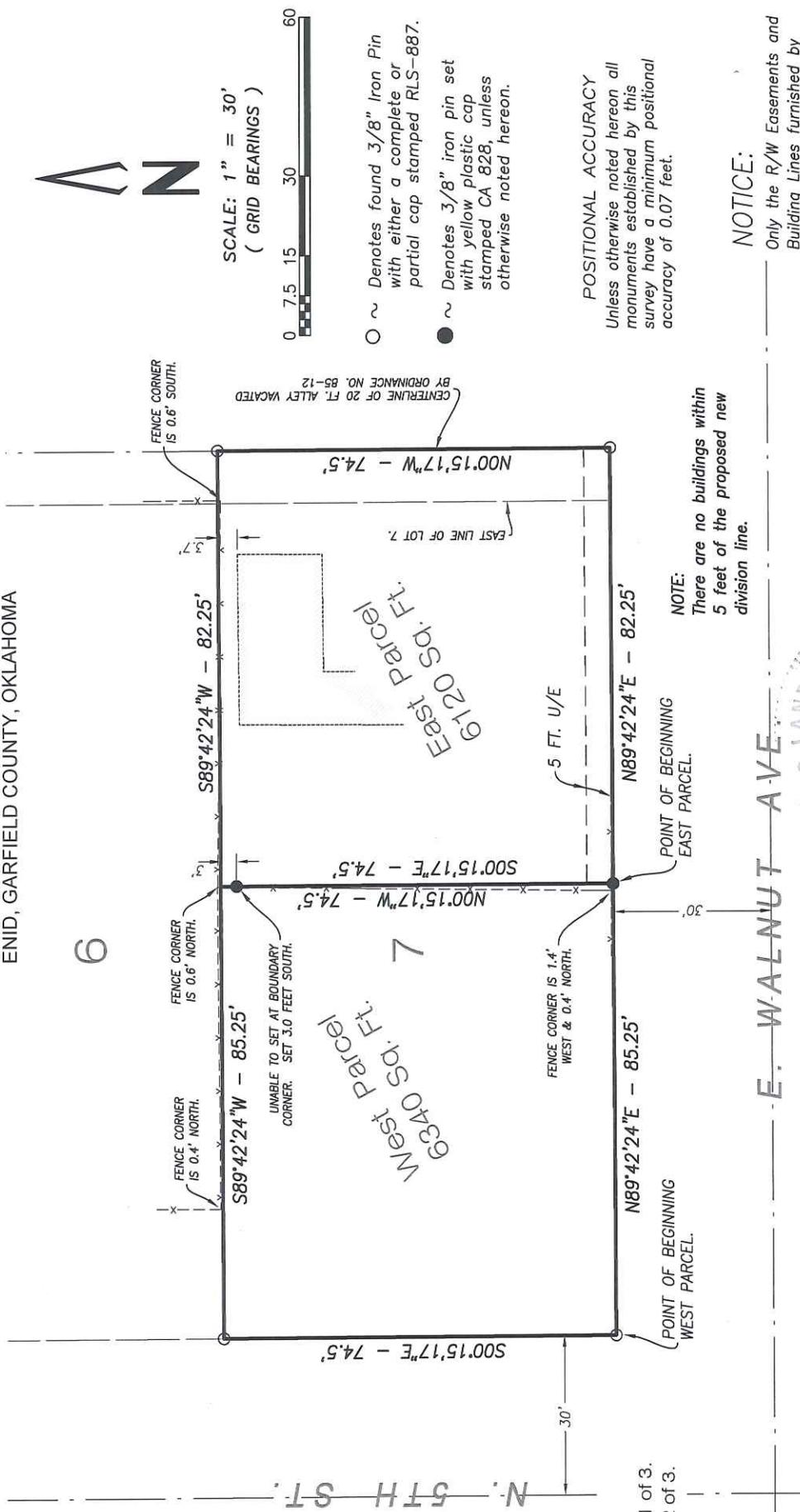
**Attachments**

Wheeler Survey

Wheeler Location Map

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BOUNDARY SURVEY MAP for LOT-SPLIT  
**Lot 7, Block 1, Replat of Block 1, McQuilkin Addition**  
 ENID, GARFIELD COUNTY, OKLAHOMA



**LAND DESCRIPTIONS**

WEST PARCEL-See attached Exhibit A, sheet 1 of 3.  
 EAST PARCEL-See attached Exhibit B, sheet 2 of 3.

**EXHIBIT - "C"**

DATE OF SURVEY: March 11, 2016  
 DATE SIGNED: March 22, 2016  
 FIELD BOOK 74, PAGE 73  
 CLIENT: Serena Wheeler

| Revision date | Scope |
|---------------|-------|
| 1.            |       |
| 2.            |       |
| 3.            |       |

**SURVEYOR'S OPINION**  
 To the best of my knowledge, information and belief, a prudent survey was made under my supervision of the land shown herein, 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.



DANNY R. TURNER  
 R.L.S. NO. 1248

FILE NO. \20160035\22201



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

SHEET 3 OF 3

**POSITIONAL ACCURACY**  
 Unless otherwise noted herein all monuments established by this survey have a minimum positional accuracy of 0.07 feet.

**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.

**NOTE:**  
 There are no buildings within 5 feet of the proposed new division line.



SCALE: 1" = 30'  
 ( GRID BEARINGS )



- Denotes found 3/8" Iron Pin with either a complete or partial cap stamped RLS-887.
- Denotes 3/8" iron pin set with yellow plastic cap stamped CA 828, unless otherwise noted hereon.

N 5th St



502

510

8

12W-004

F1201  
805 GRM

V12W-002

10

W-003

10

E Walnut Ave

**Metropolitan Area Planning Commission  
Meeting**

7. 2.

**Meeting Date:** 04/18/2016

**Submitted By:** Karla Ruther, Planning Assistant

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**SUBJECT:**

**CONSIDER A LOT SPLIT FOR PART OF THE NORTHEAST QUARTER SECTION 16, TOWNSHIP 22 NORTH, RANGE 7 WEST, I. M. LOCATED AT 1016 SOUTH GARLAND.**

**BACKGROUND:**

The property is located at 1016 South Garland. The property is zoned C-3 General Commercial District. The applicant wants to split off 6.058 acres from the total 19.77 acres. The applicant is proposing to build an auto body shop and collision center.

Access to the lot is from Garland. Water exists in Garland Road and sewer will be extended to the site.

State statutes require 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 acre.

**RECOMMENDATION:**

Consider the lot split.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

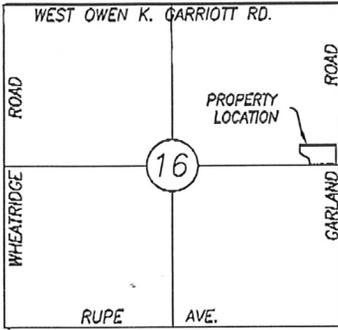
Location map  
Survey

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Site

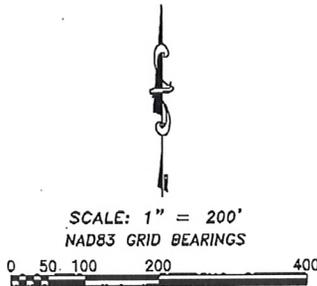
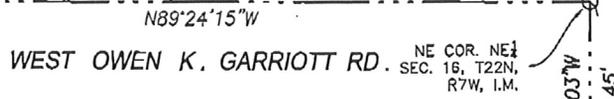
S. Garland Rd



BOUNDARY SURVEY FOR LOT SPLIT  
 PART OF THE NORTHEAST QUARTER SECTION 16,  
 TOWNSHIP 22 NORTH, RANGE 7 WEST, I. M.

ENID, GARFIELD COUNTY, OKLAHOMA

NORTH LINE NE/4



**SURVEY SUMMARY:**

Found all of the corner monuments of the 19.77 acre parcel in place and in good condition. Honored these monuments and marked the division line for the Lot Split.

**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.

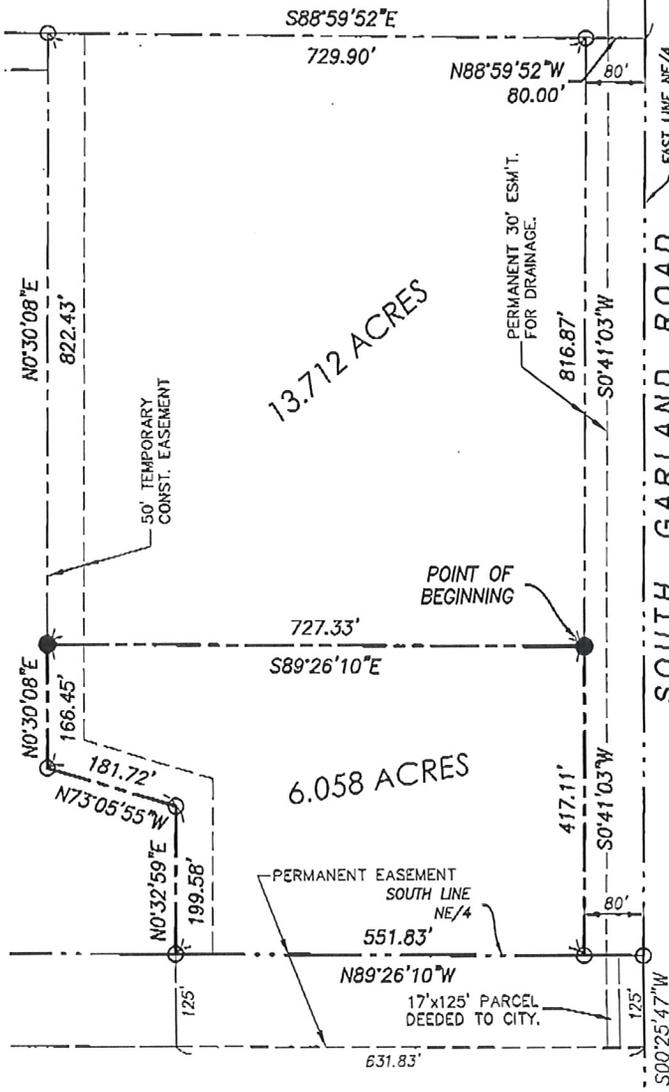
- ~ Denotes an existing 3/8" iron pin with yellow cap stamped CAB28, unless otherwise noted hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CAB28, unless otherwise noted hereon.

**POSITIONAL ACCURACY**

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

**LAND DESCRIPTION**

SEE ATTACHED EXHIBIT-"A"



NOTE: THERE ARE NO IMPROVEMENTS WITHIN FIVE FEET OF BOUNDARY LINES

**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: 2-4-2016  
 DATE SIGNED: 2-5-16  
 CLIENT: R & M PIPELINE SERVICES, INC.



FINLEY D. PORTERFIELD  
 R.P.L.S. No. 887

**EXHIBIT "B"**

FILE NO. 20160010\BASEMAP (LOT SPLIT)



**PORTERFIELD SURVEYING, INC.**

PROFESSIONAL LAND SURVEYING SERVICES  
 1610 N. IWO ROAD, Enid, Oklahoma 73703  
 Ph. 580-233-0572, Fax 580-233-0583 Email tp@ps-ia.com  
 C.A. No. 828, Expiration Date: June 30, 2017