



# MINUTES

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PLANNING COMMISSION  
Regular Meeting 6:00 P.M. Thursday  
27 March 2025  
Blanchard Municipal Courthouse  
300 N. Main Street  
Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE PLANNING COMMISSION'S AGENDA WILL CONSIST OF THE FOLLOWING FOR THE DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION, INCLUDING, BUT NOT LIMITED TO, THE APPROVAL, DENIAL, AMENDMENT, REVISION, OR CONDITIONAL APPROVAL, IN WHOLE OR IN PART OF THE FOLLOWING AGENDA ITEMS:

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## A. MEETING CONVENED

1. Call to Order by Vice Chair Les Franklin at 6:04
2. Roll Call:
  - Jeff Clay~absent
  - Les Franklin~present
  - Steve Van Camp
  - Connie Armstrong
  - Jimmy Franklin
3. Determination of Quorum: 4 present, 1 absent

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## B. BUSINESS AGENDA

The following item(s) are hereby designated for discussion, consideration and take INDIVIDUAL action as deemed necessary.

1. Resolution.

Discussion, consideration, possible action and/or amendments on Resolution 2025-04, recommending approval or denial of a zoning reclassification from the A-1 Agricultural zoning district to the R-E Residential Estates zoning district on a property of 2.50 acres, located at 268 NE 70<sup>th</sup> St, within Section THIRTY-ONE (31), Township Nine (9) North, Range Four (4) West, McClain County, Oklahoma.

Applicant Drew Salmon 2410 cr 1197 Tuttle Oklahoma 73089 appears to request re-zone. He says it is residential. He intends to build 2 houses and resell. Single family homes will be built not multi family. The property owner understands that he will have to file building permits with the city.

Motion to approve by Jimmy Franklin; Connie Armstrong second.

Ayes~4 J. Franklin; L. Franklin; C. Armstrong; S. Van Camp

Nays~0

Absent~1 Jeff Clay

Motion passes. This will be heard by the city council on April 8th, 2025.

## 2. Public Hearing.

To conduct a public hearing in consideration of a zoning reclassification from the A-1 Agricultural zoning district, to the I-2 Heavy Industrial zoning district on a property of 5 acres, located at 26115 Lazy D Drive, within Section Thirty (10), Township Eight (7) North, Range Four (4) West, McClain County, Oklahoma.

Les Franklin Opens hearing 6:09PM

Bobby Smith Lazy D Drive appears requesting the rezone. Bobby states that he works on trucks for friends and family. He would like to continue to work on trucks.

Mr. Smith states that he does work on vehicles to supplement his income.

Steve Van Camp asks if Bobby Smith intends to have a multi-employee operation. Mr. Smith admits that he would like to have 2 employees and states that he has no intention of building a larger building.

Dustin Downey reads formal protest letters and asks that be entered into the minutes and official record of the meeting and the public hearing. He reads 4 formal protests and includes a hard copy to be entered into the official record.

Any against application within 300ft.

Kelly Laurel states that she does not want I-2 in this neighborhood.

Timmy Actyor, 13705 260th Street, is concerned that there could be an accident with extra industrial traffic moving into the area.

Buddy Myers 26211 Lazy D Drive appears for the rezone within 300ft. He states that there were always semis there anyway. He states that even the county doing repairs drive big trucks in the area. Buddy states that the neighbors work on their vehicles too. He states that there have always been big rigs out on Lazy D. He feels that Mr. Smith should be

allowed to work on his vehicles property and make money however he wants on his own property.

Robert Feen is strongly opposed to rezone. He doesn't like the condition of the property. He feels someone fixing their own truck is fine. Doing repairs for a business is a different matter.

Kimberly Leavis at the end of Lazy D appears against the rezone. She states that Mr. Smith property is a mess.

Mr. Smith states that he was given the land. His brother owned the property for almost 40 years. People straight across from him have 20 cars and kids that ride motorcycles. Mr. Smith states that the property North of him is a vacant derelict drug house. He says he did bulldoze his own property after the tornado of 2023 and planted rye grass. He says he only repairs one truck at a time.

He says all new trucks have DEF fluid and are more compliant with emissions standards than old rigs. He states that his neighbors' properties are messy too. He built the shop for big rigs.

The hearing closed at 6:45pm.

### **3. Resolution.**

Discussion, consideration, possible action and/or amendments on Resolution 2025-07, recommending approval or denial of a zoning reclassification A-1 Agricultural zoning district, to the I-2 Heavy Industrial zoning district on a property of 5 acres, located at 26115 Lazy D Drive, within Section Thirty (10), Township Eight (7) North, Range Four (4) West, McClain County, Oklahoma.

- Steve Van Camp asks if this property is in the city limits.
- Connie Armstrong asks if this property is spot zoning.
- Dustin Downey gives the definition of spot zoning and references the future land use map which indicates the 2035 plan shows this area should be residential in the future.
- A1 allows 1 ADU. Duplexes are not allowed.
- Steve Van Camp asks if there's any provision for commercial use on Mr. Smith's property.
- Steve Van Camp asks when the area was annexed by the city.
- Connie Armstrong asks if truck traffic is allowed on this city street. It is only allowed for local delivery.
- Les Franklin asks if there would be a difference if Smith made a C-5 application. The Future land use map shows residential. There's no recommendation for I-2 or C-5.

Motion to deny by Steve Van Camp and second by Connie Armstrong.

Ayes~4 J. Franklin; L. Franklin; C. Armstrong; S. Van Camp

Nays~0

Absent~1 Jeff Clay

Motion to deny I-2 rezoning passes. This will be heard by the city council on April 8th, 2025.

4. Training / Discussion.

Discussion concerning training, a review of comprehensive plans and the Blanchard Vision 2035 Comprehensive Plan, including, but not limited to, the Future Land Use Map.

No Vote Taken. Information Only.

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**C. CONSENT AGENDA**

The following item(s) are hereby designated for approval, acceptance, or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order:

1. Approval of Minutes for the regular meeting of February 27, 2025.
2. Acknowledgement of Attendance Report.

Motion to approve by Steve Van Camp; Second by Connie Armstrong.

Ayes~4 J. Franklin; L. Franklin; C. Armstrong; S. Van Camp

Nays~0

Absent~1 Jeff Clay

**D. COMMISSIONER/STAFF COMMENTS**

This item is listed to provide an opportunity for the commissioners and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.

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Dustin Downey discusses the options for planning commissioners training in May and another training in August that is fairly intensive.

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E. ADJOURNMENT at 7:30pm

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*Jeff Clay*

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*Chairman*

*Ruby Scott*

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*City Clerk*