



MINUTES

PLANNING COMMISSION
Regular Meeting 6:00 P.M. Thursday
27 February 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:

A. **MEETING CONVENED**

1. Call to Order by Chairman at 6:02pm
2. Roll Call: Connie Armstrong
Jimmy Franklin
Les Franklin
Steve Van Camp
Jeff Clay
3. Determination of Quorum: 5 present, 0 absent

B. **BUSINESS AGENDA**

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

1. Public Hearing.

To conduct a public hearing in consideration 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 70th St, within Section THIRTY-ONE (31), Township Nine (9) North, Range Four (4) West, McClain County, Oklahoma.

The public hearing was called to order at 6:03pm. The applicant was not present.

For the application within 300ft radius-No one.

Spokesperson against rezoning within 300ft radius

Name:

Richard Tison 7116 Sleepy Hollow Avenue Blanchard, OK

Has multiple wells on his property. He is interested in seeing all DEQ water testing and perc tests regarding the new development.

Are mobile homes allowed in R-E? If so, what are the specifications?

Is concerned that this will affect his wells. He is also concerned about the perc tests to make sure that septic tanks and septic systems can handle this type of development? Will there ever be the possibility of rezone to multi-family structures? Mr. Tison is very concerned about putting a residential development into the middle of farm land.

He's also concerned about oil field traffic hitting someone if there are extra driveways adding.

Steve Van Camp asks if the property has had any problems with percs? They have not had trouble on his property. He's concerned about adding extra septic systems into the ground. He's very concerned that the soil will not continue to handle large residential loads.

Joshua Rushing and his father live at 118 Skylark Dr. Blanchard, OK. Mr. Rushing is against the rezone. He believes that adding single family homes on only 1 acre tracts would cause overdevelopment and turnover. He wants to continue to live in the countryside and would like to see this remain agricultural. The road is dangerous and will not take extra driveways and traffic. He and his father are also concerned that code enforcement would not be strict enough. There's too much potential for trash and debris.

No one appears for the application.

Bryce Binyon 607 W. Broadway Blanchard appears against the rezone. The applicant should be present to answer questions.

Carla Whitt Ponderosa Lane appears against the re-zone. She is also concerned about the intersection of 76 and NE 70th and the traffic.

Public hearing closed at 6:28PM

2. 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 70th St, within Section THIRTY-ONE (31), Township Nine (9) North, Range Four (4) West, McClain County, Oklahoma.

Dustin Downey addresses the concerned citizens.

1. This property isn't served by city water or sewer.
2. We have not received any DEQ perk tests or water testing information.
3. The applicant on this application is not the same person who did the original lot split.
4. Multi-family housing or applications to other tracts don't have anything to do with this tract. We cannot answer speculations.
5. We would not allow smaller tracts without water and sanitary sewer being extended. Without that there will be nothing allowed.
6. Future land use does show a large lot Residential tracts for the future.
7. Manufactured homes are allowed in agricultural and residential areas.
8. This would fall under spot zoning if we considered this but nothing else.

Motion to table by Jimmy Franklin. Second by Connie Armstrong.

5 Ayes:

Jimmy Franklin, Les Franklin, Connie Armstrong, Steve Van Camp,
Jeff Clay

0 Nays:

3. Public Hearing.

To conduct a public hearing in consideration of a zoning reclassification from the PUD Planned Unit Development zoning district, to the R-2 Combined Residential zoning district on a property of 1.83 acres, located at 117 S Jefferson Avenue,

within Section Thirty (30), Township Eight (8) North, Range Four (4) West, McClain County, Oklahoma.

Bryce Binyon 607 W. Broadway Blanchard, OK appears as the applicant.

Mr. Binyon would like to undo the PUD and redo the zoning to R2 which would be a group of 3 duplexes. He would have driveways facing Jefferson and there would be no street going to the west. These would all be on public water and public sewer. He has provided plat maps to the city. Lower terraces to the west would be backyards. He doesn't plan to use the area in the flood plain at this time.

He won't be building in the flood plain. Please re-zone to R-2. It will be too expensive to pursue PUD plans.

The duplexes would be 1100 square feet per dwelling (2200 for total footprint per duplex).

No one within 300ft supporting;

Larry Rigsby 118 S. Jefferson Blanchard, OK appears against the re-zoning within 300ft. He's against the rezone and doesn't want multi-family dwellings in his neighborhood. He also feels that multi-family dwelling will also put a strain on the already strained infrastructure. He doesn't believe the water system will support it. He's also frustrated about school kids speeding down Madison. There's already a traffic problem. He would support single family dwellings.

No appears in favor outside of 300ft; No one outside of 300ft opposed.

Mr. Binyon has a rental house at 120 S. Jefferson. He does background checks.

Mr. Binyon says that this would be less usage than the currently zoned PUD. Hearing Closed at 7:10PM

4. Resolution.

Discussion, consideration, possible action and/or amendments on Resolution 2025-05, recommending approval or denial of a zoning reclassification from the PUD Planned Unit Development zoning district, to the R-2 Combined Residential zoning district on a property of 1.83 acres, located at 117 S Jefferson Avenue, within Section Thirty (30), Township Eight (8) North, Range Four (4) West, McClain County, Oklahoma.

Jeff Clay clarifies that the PUD also calls for multi-family dwelling.

Dustin Downey clarifies that duplexes and single family homes would be the only homes allowed where the current approved PUD would actually allow triplexes and quad plexes.

Dustin Downey addresses water concerns voiced by Rigsby.

Fire hydrants would be a responsibility of the developer (Binyon).

If the concern is multi-family and number of neighbors then rezoning to R2 would allow less people than the current PUD zoning.

Motion to approve re-zone to R-2 by Steve Van Camp. Second by Les Franklin.

5 Ayes:

Jimmy Franklin, Les Franklin, Connie Armstrong, Steve Van Camp,
Jeff Clay

0 Nays:

5. Public Hearing

To conduct a public hearing in consideration of Resolution 2025-03, recommending approval or denial of an ordinance amending Section 21-732 of the Zoning Code of the City of Blanchard, Oklahoma, concerning permitted land uses in the commercial districts.

Public hearing opened at 7:17PM

Dustin Downey presents information supporting the ordinance amending 21-732 of the zoning code of the City of Blanchard. Public hearing closed at 7:45

6. Resolution

Discussion, consideration, possible action and/or amendments on Resolution 2025-06, recommending approval or denial of an ordinance amending Section 21-732 of the Zoning Code of the City of Blanchard, Oklahoma, concerning permitted land uses in the commercial districts.

Motion to approve Resolution 2025-06 with the recommendation of allow for offices and medical offices in C3 zoning district by Steve Van Camp; second by Les Franklin

5 Ayes:

Jimmy Franklin, Les Franklin, Connie Armstrong, Steve Van Camp,
Jeff Clay

0 Nays:

7. Resolution

Discussion, consideration, possible action and/or amendments on Resolution 2025-01, recommending an ordinance to the City Council amending Sections 4-309 and 4-310 of the Code of Ordinances of the City of Blanchard, Oklahoma, concerning sign regulations.

Motion to approve 2025-01 as discussed by Jeff Clay; Second by Les Franklin.

5 Ayes:

Jimmy Franklin, Les Franklin, Connie Armstrong, Steve Van Camp,
Jeff Clay

0 Nays:

8. Resolution.

Discussion, consideration, possible action and/or amendments on Resolution 2025-02, recommending an ordinance to the City Council adding new Section 22-206 to the Code of Ordinances of the City of Blanchard, Oklahoma, establishing regulations for Simplified Plats.

Motion to approve 2025-02 as discussed by Connie Armstrong; Second by Jimmy Franklin.

5 Ayes: Jimmy Franklin, Les Franklin, Connie Armstrong, Steve Van Camp, Jeff Clay

0 Nays

9. Resolution.

Discussion, and consideration, possible action and/ or amendments on Resolution 2025-03 recommending an ordinance to the City Council adding new Sections 16-214 and 16-307, and amending Section 22-327 of the Code of Ordinances of the City of Blanchard, Oklahoma, concerning installation of utility infrastructure.

Motion to approve with the amendment of requirement of steel casing for infrastructure water and sewer infrastructure by Jimmy Franklin; second by Steve Van Camp.

5 Ayes: Jimmy Franklin, Les Franklin, Connie Armstrong, Steve Van Camp, Jeff Clay

0 Nays

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 November 14, 2024.
2. Acknowledgement of Attendance Report.

Motion to approve minutes and attendance by Steve Van Camp; Second by Connie

Armstrong.

5 Ayes: Jimmy Franklin, Les Franklin, Connie Armstrong, Steve Van Camp,
Jeff Clay

0 Nays

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.

1. Please get a new cylinder for chair-Jeff Clay
2. The applicant for B1 will be invited to attend the next meeting.

E. ADJOURNMENT at 8:07pm



Curly Felt
City Clerk
[Signature]