



MINUTES

PLANNING COMMISSION
Regular Meeting 6:00 P.M. Thursday
24 April 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 601
2. Roll Call: Connie Armstrong~present
Steve Van Camp~present
Jimmy Franklin~present
Les Franklin~absent
Jeff Clay~present
3. Determination of Quorum: 4 present, 1 absent

B. BUSINESS AGENDA

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

1. Pre-Public Hearing Discussion.

Discussion and consideration regarding a proposed Planned Unit Development Design Statement entitled the Bridgesong Master Planned Mixed Use Development and Golf Course on a parcel of approximately 933.43 acres located north of State Highway 62 between S Mustang Rd & S Morgan Ave., within Section Twenty-Seven (27), Township Eight (8) North, Range Five (5) West of the Indian Meridian, Grady County, Oklahoma.

Aaron Hale-Engineered by Design representing Bridgesong Planned Unit Development

- a. Private Course
- b. Residential
- c. Commercial/Stay and Play Cottages
- d. Commercial
- e. Agriculture (well site)-trucks currently come in **Northwest corner**

Exhibit C (pg 28 in agenda packet) shows roads; Exhibit D shows lotting diagrams

Mr. Hale states that these will be private roads. Connie Armstrong asks how the developer plans to fund maintaining these private roads.

There will be 2 entry points off highway 62. One access off of Morgan Road.

Steve Van Camp asks if the developers intend to clean up along the property lines. He asks them to comply with existing Commercial standards. Van Camp states that he lives on an adjoining property and has been concerned with the fire danger that existing debris presents. Engineer states he isn't sure of the timing for the commercial. He states that they have focused on the golf course.

Connie Armstrong asks how they intend to water the golf course. The developers will be using wells from the site temporarily (for up to 2 years). The developers are digging extra retention ponds that will primarily source the golf course. There are 22 existing wells on the property already and they're conducting well tests now.

What kind of fencing will be on Old 62 (Sara) backing up the homes? (audience member asks)

North Side of Old 62, the development is putting up natural berms. The facing side will be front yards and then there will be a road. Lots along old 62 will be front yards. City water line will serve all residential lots.

Dustin Downey asks that engineering clarify whether all lots will have city water and city sewer.

Lift station will pump sewage to a forced main and lagoons. The footprint of a lift station is usually 30x30 with a fence. 75x50 is an example on 7th and Main of our existing lift station.

Audience asks if the greens will be like the greens on North MacArthur or Oak Tree greens. Engineer responds that Oak Tree is more indicative of what is being built.

Dustin Downey asks that the commission remembers that this is very close to contract zoning district. Near the entrance is a chipping and putting area with low lighting but no night course. In amenities on page 6 there's a park area. In white areas outside of golf course for bike trails and also a bison prairie area. Areas for fishing and rock climbing.

2. Training / Discussion.

Continued training and discussion concerning comprehensive plans, the Blanchard Vision 2035 Comprehensive Plan, the Future Land Use Map, and progress on the goals, objectives, and policies stated in the Vision 2035 Comprehensive Plan.

Review of Blanchard's 2035 Comprehensive Plan. Information Only. No Vote Taken.

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 March 27, 2025.
2. Acknowledgement of Attendance Report.

Motion to approve the Consent Items by Jeff Clay; Jimmy Franklin seconds.

Ayes~ J. Franklin; J. Clay; C. Armstrong; S. Van Camp

Nays~0

Absent~ Les Franklin

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. There will be a training for the Planning Commission held on May 8th, 2025.
2. There are several trainings available in August over three Fridays.

E. ADJOURNMENT by Jeff Clay at 7:23PM

Jeff Clary

Andy Fatt



5-22-2025