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PLANNING COMMISSION  
Regular Meeting 6:00 P.M. Thursday  
22 May 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 Jeff Clay at 6:00PM
2. Roll Call:
  - Steve Van Camp~present
  - Jimmy Franklin~present
  - Les Franklin~present
  - Connie Armstrong~absent
  - Jeff Clay~present
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. Public Hearing.

To conduct a public hearing in consideration of a zoning reclassification from the A-1 Agricultural, R-1 Single Family Residential, and C-5 Automotive & Commercial Recreation zoning district to a PUD Planned Unit Development with base zoning districts of R-1 Single Family Residential, C-2 Convenience Commercial, and A-1

Agricultural 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.

James French-221 Sandpiper Drive-here to answer questions and alleviate concerns regarding Bridgesong PUD.

Within 300 ft radius for the reclassification

Larry Shipman is supporting the reclassification.

Within 300 ft radius against the reclassification~None

Outside of 300ft for the reclassification~None

Outside of 300ft against the reclassification~None

Hearing closed at 6:04PM

## **2. Resolution.**

Discussion, consideration, possible action and/or amendments on Resolution 2025-08, recommending approval or denial of a zoning reclassification from the A-1 Agricultural, R-1 Single Family Residential, and C-5 Automotive & Commercial Recreation zoning district to a PUD Planned Unit Development with base zoning districts of R-1 Single Family Residential, C-2 Convenience Commercial, and A-1 Agricultural 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) (28) and (33), Township Eight (8) North, Range Five (5) West of the Indian Meridian, Grady County, Oklahoma.

Dustin Downey gives updates and shows where private septic systems could be used in certain areas (refer to PUD document provided).

James French addresses the concerns voiced by Steve Van Camp's questions regarding the status of property clean up. Mr. French states that they have burned brush and debris and that they will continue to do so prioritizing areas of the property that are most relevant to business development.

**Motion to accept the Resolution 2025-08 by Jeff Clay; Second by Jimmy Franklin.**

Steve Van Camp~aye  
Jimmy Franklin~aye  
Les Franklin~aye  
Connie Armstrong~absent  
Jeff Clay~aye

3. Public Hearing.

To conduct a public hearing in consideration of a zoning reclassification from the A-1 Agricultural zoning district to R-2 Combined Residential zoning district on a parcel located at 611 NW 10<sup>th</sup> St. The West 208.2 feet of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter (E ½ W ½ SE ¼ SW ¼) of Section Nineteen (19), Township Eight (8) North, Range Four (4) West, I.M., McClain County, Oklahoma. AND The East Half of the West Half of the West Half of the Southeast Quarter of the southwest Quarter (E ½ W ½ W ½ SE ¼ SW ¼) of Section Nineteen (19), Township Eight (8) North, Range Four (4) West, I.M., McClain County, Oklahoma.

**Hearing opened at 6:18PM**

Gabriel Woodman-Developer and Owner of Lions Court is representing this development. Justin Baysinger is the current owner of the property. Gabriel Whitman is not the current owner. The City of Blanchard has not received any land clearing permits.

Les asks how they plan to provide two entrances and exits. Les asks if they will try to get access from the neighbor to provide the cul de sac.

Woodman states that they plan to tie into the existing lift station. What do they plan to do with the run-off? Mr. Woodman states that he plans to do erosion control, silt fence, and a detention pond ultimately.

Les Franklin expresses deep concern over the clearing of the property and the subsequent mess pushed onto the neighbors. Mr. Whitman states that he will work with the current owner to plan how to address the issues.

Steve Van Camp asks where the detention pond on the 1st phase of Lions' Court is located.

Mr. Woodman plans to put a detention pond on the Southwest Corner.

**For the application within 300ft radius. N/A**

**Against the application within 300ft radius**

Jayce Jones-neighbor to the South.

Presents documents showing that Lions Court owner(s) have not complied once with DEQ demands.

He has lost cattle to the trash. He's been severely impacted. He is against this proposal.

Shane Spencer 711 NW 10th Street states that the existing retention pond floods his

property. The entire SW corner comes to a low place that floods now.

Mr. Spencer asks how the developer plans to address egress. Developer intends to address by building a cul de sac.

Mr. Spencer asks if there's anything that can be done about the current status of the property

Heather Holly Spencer, wife of Shane Spencer wants to ask questions so that council can review.

Ms. Spencer asks about the 2035 Vision and what the highlighted area would be planned zoning. The 2035 Vision supports R-2.

For the application outside of 300ft radius. N/A

Against the application outside of 300ft radius. N/A

Hearing closed at 7:00PM

#### 4. Resolution.

Discussion, consideration, possible action and/or amendments on Resolution 2025-09, recommending approval or denial of a zoning reclassification from the A-1 Agricultural zoning district to R-2 Combined Residential zoning district on a parcel located at 611 NW 10<sup>th</sup> St. The West 208.2 feet of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter (E ½ W ½ SE ¼ SW ¼) of Section Nineteen (19), Township Eight (8) North, Range Four (4) West, I.M., McClain County, Oklahoma. AND The East Half of the West Half of the West Half of the Southeast Quarter of the southwest Quarter (E ½ W ½ W ½ SE ¼ SW ¼) of Section Nineteen (19), Township Eight (8) North, Range Four (4) West, I.M., McClain County, Oklahoma.

Dustin Downey addresses that the developer would have to extend water and sewer.

Jimmy Franklin asks about the number of units allowed within R-2. Duplex would have to be on a 10,500sq ft lot. The developer would need easement to provide appropriate ingress and egress in order to meet fire code requirements. The developer would have to provide a drainage report addressing runoff concerns. Duplex is considered two units.

Jeff Clay asks Woodman if Phase 2 lots would be larger in the back. Woodman confirms this. He is planning for 32 buildings (64 units).

**Motion to accept Resolution 2025-09 by Jimmy Franklin; Second by Jeff Clay.**  
Steve Van Camp-aye  
Les Franklin~ abstain  
Jeff Clay~aye

Connie Armstrong~absent  
Jimmy Franklin~aye

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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 April 24<sup>th</sup> 2025.
2. Acknowledgement of Attendance Report.

Motion to approve the items by Jeff Clay; Second by Steve Van Camp.

Steve Van Camp~aye  
Jimmy Franklin~aye  
Les Franklin~aye  
Connie Armstrong~absent  
Jeff Clay~aye

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### 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.

Jeff Clay states his appreciation for the current commission and Mr. Downey.


Dustin Downey thanks Steve Van Camp for attending the OML training for Planning Commissioners.

Dustin Downey states that future meetings and training will focus on subdivision regulations.

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### E. ADJOURNMENT at 7:22PM

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Chairman

ATTEST:

(Seal)

  
City Clerk