City of Choctaw
Regular Planning Commission Meeting
April 2, 2020 @ 7:00pm
Choctaw City Hall, 2500 N Choctaw Road
Choctaw, Oklahoma 73020

MINUTES
In accordance with Senate bill 661, which temporarily modified the Open Meeting Act as approved by Governor Stitt on March 18, 2020, the Choctaw Planning Commission hosted a virtual meeting option for the Regular Planning Commission meeting on April 2, 2020 at 7:00pm using the following options:

Teleconference dial in number: +1 301 715 8592
Conference ID: 843 356 758
Join Meeting:
https://us04web.zoom.us/j/843356758?pwd=OWJOMlhQUHZLS2U4em4ybFpVQk5UT09

1. Call to Order by Chair Chris Jordan @ 7:00 p.m.
2. Invocation and Pledge of Allegiance given by Chris Jordan.
3. Roll Call:
   6 Present: Phillip Bradshaw; Jared Kobyluk; Chris Jordan;
              Larry Morgan (teleconference); Jeff Wyatt (teleconference);
              Bobby Pearce (teleconference)
0 Absent: None

Staff: Guy Henson, Development Services Director
       Purvi Patel, City Planner
       Amanda Valent, City Clerk

4. Business Agenda: The following items are hereby designated for discussion and consideration which requires individual action.

4.1 Hold a Public Hearing on a Rezone application submitted by:
   Applicant: Robin & Kevin Spence
   Location: 2430 South Choctaw Road
   Current Zoning: General Agricultural District (AG)
   Proposed Zoning: Rural Residential District (R-R)
   Legal Description: TOWN OF ORCHARD ADD 000 000 BLKS 73 & 74 EX
                   A TR IN NW/C OF BLK 74 TH S240FT E212.96FT NE36.67FT E334.27FT
                   N206.07FT W561.26FT TO BEG
Public Hearing Opened at 7:03pm.
Receive Comments.
No comments were received.
Public Hearing Closed at 7:04pm.

4.1.1 Consideration and possible action on the “rezone” request of Robin & Kevin Spence, 2430 South Choctaw Road.

MOTION BY Jared Kobyluk and SECOND BY Philip Bradshaw to approve the rezone request.

MOTION CARRIED:
6 Ayes: Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0 Nays: None
0 Absent: None

4.2 A lot split application submitted by:
Applicant: Robin Spence
Location: 2430 S. Choctaw Rd.
Current Zoning: General Agricultural (A-G)
Proposed Lots: 2 (two)
Legal Description: TOWN OF ORCHARD ADD 000 000 BLKS 73 & 74 EX A TR IN NW/C OF BLK 74 TH S240FT E212.96FT NE36.67FT E334.27FT N206.07FT W561.26FT TO BEG

MOTION BY Philip Bradshaw and SECOND BY Jared Kobyluk to approve the lot split application contingent upon City Council approval of the rezone request.

MOTION CARRIED:
6 Ayes: Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0 Nays: None
0 Absent: None

4.3 Hold a Public Hearing on a Rezone application submitted by:
Applicant: Raymond Modisette
Location: 1401 South Choctaw Road
Current Zoning: General Agricultural District (A-G)
Proposed Zoning: General Commercial District (C-G)
Legal Description: UNPLTD PT SEC 02 11N 1W 000 000 PT OF SE4 SEC 2 11N 1W N 1/2 OF SE4 OF SE4 OF SE4
Public Hearing Opened at 7:10pm.
Receive Comments.
No comments were received.
Public Hearing Closed at 7:11pm

4.3.1 Consideration and possible action on the “rezone” request of Raymond Modisette, 1401 South Choctaw Road.

MOTION BY Jared Kobyluk and SECOND BY Philip Bradshaw to amend the rezone request to Rural Residential District (R-R) and approve as amended contingent upon the applicant submitting a letter of request to change zoning classification.

MOTION CARRIED:
5 Ayes: Bradshaw, Kobyluk, Jordan, Wyatt, Pearce
1 Nays: Morgan
0 Absent: None

4.4 A lot split application submitted by:
Applicant: Raymond Modisette
Location: 1401 South Choctaw Road
Current Zoning: General Agricultural (A-G)
Proposed Lots: 2 (two)
Legal Description: UNPLTD PT SEC 02 11N 1W 000 000 PT OF SE4 SEC 2
11N 1W N 1/2 OF SE4 OF SE4 OF SE4

MOTION BY Jared Kobyluk and SECOND BY Phillip Bradshaw to approve the lot split contingent upon submission of a letter of request to change zoning classification and approval of the rezone request by City Council.

MOTION CARRIED:
6 Ayes: Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0 Nays: None
0 Absent: None

4.5 Hold a Public Hearing on a Rezone application submitted by:
Applicant: Mike Abernathy
Location: SE 15th Street
Current Zoning: General Agricultural District (A-G)
Proposed Zoning: Rural Residential District (R-R)
Legal Description: UNPLTD PT SEC 04 11N 1W 000 000 PT SE4 SEC 4 11N 1W BEG SW/C OF SE4 N660FT E330FT S660FT W330FT TO BEG CONT 5ACRS MORE OR LESS LESS ROADWAY

Public Hearing Opened at 7:24pm.
Receive Comments.
No comments were received.
Public Hearing Closed at 7:26pm

4.5.1 Consideration and possible action on the “rezone” request of Mike Abernathy, SE 15th Street.

MOTION BY Philip Bradshaw and SECOND BY Jared Kobyluk to approve the rezone request.

MOTION CARRIED:
6 Ayes: Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0 Nays: None
0 Absent: None

4.6 A lot split application submitted by:
Applicant: Mike Abernathy
Location: SE 15th Street
Current Zoning: General Agricultural (A-G)
Proposed Lots: 2 (two)
Legal Description: UNPLTD PT SEC 04 11N 1W 000 000 PT SE4 SEC 4 11N 1W BEG SW/C OF SE4 N660FT E330FT S660FT W330FT TO BEG CONT 5ACRS MORE OR LESS LESS ROADWAY

MOTION BY Philip Bradshaw and SECOND BY Jared Kobyluk to approve the lot split contingent upon approval of the rezone request by City Council.

MOTION CARRIED:
6 Ayes: Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0 Nays: None
0 Absent: None

4.7 A lot split application submitted by:
Applicant: TFH Inc.
Location: 728 North Westminster
Current Zoning: Rural Residential District (R-R)
Proposed Lots: 2 (two)
Legal Description: UNPLTD PT SEC 32 12N 1W 000 000 PT NW4 SEC 32 12N 1W BEG 1034.20FT N OF SW/C NW4 TH ELY 443.27FT N98.27FT ELY 23.53FT N186.84FT TH W TO W LINE NW4 TH S TO BEG SUBJ TO ESMTS OF RECORD

MOTION BY Philip Bradshaw and SECOND BY Jared Kobyluk to approve the lot split.

MOTION CARRIED:
6 Ayes: Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0 Nays: None
0 Absent: None

4.8 Regular meeting minutes for March 5, 2020 and Joint meeting minutes for March 5, 2020.

MOTION BY Philip Bradshaw and SECOND BY Jared Kobyluk to approve the minutes as presented.

MOTION CARRIED:
6 Ayes: Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0 Nays: None
0 Absent: None

5. Public Comments: This agenda item is for public comments on city related non-agenda items. In accordance with State law, the Planning Commission Board Members and City Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.

None.

6. Commissioner/Staff Remarks: This item is listed to provide an opportunity for the commissioners and/or staff to make comments and/or request specific agenda items. No action will be taken.

6.1 Previously reviewed ordinances.

Development Services Director Henson reported several draft ordinances were reviewed by the Commission, but not submitted to the City Council. As new staff
he would like to review the proposed ordinance changes prior to submitting a final draft to City Council.

7. Adjournment:
   Called @ 7:36pm.

ATTEST:

[Signature]

Amland Valent, City Clerk

PLANNING COMMISSION

[Signature]

Dr. Chris Jordan, Chairman