City of Choctaw
Regular Planning Commission Meeting
June 4, 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 June 4, 2020 at 7:00pm using the following options:

Teleconference dial in number: +1 301 715 8592
Conference ID: 852 1145 4784
Meeting Password: 214463
Join Meeting:
https://us02web.zoom.us/j/85211454784?pwd=TUE4V3pESTZvSy9NQ2RIn2xFRTR1QT09

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:
   5 Present: Phillip Bradshaw; Chris Jordan; Jeff Wyatt; Jared Kobyluk; Bobby Pearce
   1 Absent: Larry Morgan

Staff: Guy Henson, Development Services Director
       Purvi Patel, City Planner
       Amanda Valen, 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: Jim and Nancy Cox
   Location: 616 S. Anderson Rd.
   Current Zoning: General Agricultural District (AG)
   Proposed Zoning: Rural Residential District (R-R)
   Legal Description: A tract of land being a part of the South half (S/2) of the North half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.
Open Public Hearing – 7:06pm
Receive Comments - None
Close Public Hearing – 7:06pm

4.1.1 Consideration and possible action on the “rezone” request of Jim and Nancy Cox, 616 S. Anderson Road.

MOTION BY Bobby Pearce and SECOND BY Jared Kobyluk to approve the rezone request.

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

4.2 A lot merge application submitted by:
Applicant: Jim and Nancy Cox
Location: 610 & 616 S. Anderson Rd.
Current Zoning: General Agricultural District (AG)
Legal Description: UNPLTD PT SEC 04 11N 1W 000 000 N 1/2 OF S 1/2 OF
N 1/2 OF SW4 OF NW4 OR TRACT 3 PT SEC 4 11N 1W

AND

A tract of land being a part of the South half (S/2) of the North half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

4.2.1 Consideration and possible action on the lot merge request of Jim and Nancy Cox, 610 & 616 S. Anderson Rd.

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

MOTION CARRIED:
5   Ayes: Bradshaw, Jordan, Kobyluk, Wyatt, Pearce
0   Nays: None
1   Absent: Morgan
4.3 A lot split application submitted by:

**Applicant:** Jim and Nancy Cox  
**Location:** 610 & 616 S. Anderson Rd.  
**Current Zoning:** General Agricultural District (AG)  
**Legal Description:** UNPLTD PT SEC 04 11N 1W 000 000 N 1/2 OF S 1/2 OF N 1/2 OF SW4 OF NW4 OR TRACT 3 PT SEC 4 11N 1W

AND

A tract of land being a part of the South half (S/2) of the North half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

4.3.1 Consideration and possible action on the lot split request of Jim and Nancy Cox, 610 & 616 S. Anderson Rd.

**MOTION BY Bobby Pearce and SECOND BY Jeff Wyatt to approve the lot split contingent upon the approval of the rezone of the property by City Council.**

**MOTION CARRIED:**

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

4.4 A lot split application submitted by:

**Applicant:** Paul Maxwell  
**Location:** 15870 SE 29th Street  
**Current Zoning:** General Agricultural District (AG)  
**Proposed Zoning:** Rural Residential District (R-R)  
**Legal Description:** UNPLTD PT SEC 13 11N 1W PT NE4 SEC 13 11N 1W BEG 475.20FT W OF NE/C OF NE4 TH S412.50FT W52.80FT S247.50FT W132FT N660FT E184.80FT TO BEG CONT 2.50ACRS MORE OR LESS

4.4.1 Consideration and possible action on the lot split request of Paul Maxwell, 15870 SE 29th Street.

**MOTION BY Jared Kobyluk and SECOND BY Philip Bradshaw to approve the lot split contingent upon the application of a lot merge of the property by the applicant.**

**MOTION CARRIED:**

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

4.5  A Final Plat application submitted by:
Applicant:  Stonetown Western Skies
Number of Lots:  101
Location:  12901 NE 10th Street
Proposed Addition:  Western Skies Mobile Home Park
Legal Description:  UNPLTD PT SEC 28 12N 1W 000 000 PT SE4 SEC 28
12N 1W BEG 652.59FT W & 337.10FT N OF SE/C SE4 TH N337.1FT W30FT
S337.1FT E30FT TO BEG PLUS A TR BEG AT SE/C SE4 TH N1011.13FT
W652.79FT S1011.13FT E652.79FT TO BEG

4.5.1  Consideration and possible action on the final plat of Western Skies
Mobile Home Park, 12901 NE 10 Street.

MOTION BY Jared Kobyluk and SECOND BY Philip Bradshaw to approve
the final plat application contingent upon the approval of all storm shelters
prior to issuance of permits and the maintenance of sidewalks for one year
after the property is fully developed.

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

4.6  A lot split application submitted by:
Applicant:  Kent and Karen Hadrava
Location:  4956 N Vargas Road
Current Zoning:  Rural Residential District (R-R)
Legal Description:  UNPLTD PT SEC 14 12N 1W BLK 000 LOT 000 PT
NW4 SEC 14 12N 1W BEG AT NW/C OF NW4 NE4 NW4 TH E322.09FT
S340.08FT SWLY353.66FT N479.83FT TO BEG CONT 3.03ACRS MORE OR
LESS SUBJ TO ESMTS OF RECORD

4.6.1  Consideration and possible action on the lot split request of Paul Maxwell,
15870 SE 29th Street.

MOTION BY Jared Kobyluk and SECOND BY Philip Bradshaw to approve
the lot split.
MOTION CARRIED:
5 Ayes: Bradshaw, Jordan, Kobyluk, Wyatt, Pearce
0 Nays: None
1 Absent: Morgan

4.7 Discussion and possible recommendation on a Home Occupation Ordinance.

Item tabled.

4.8 Special meeting minutes for May 7, 2020.

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

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

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.

7. Adjournment:
Called @ 7:39pm.

PLANNING COMMISSION

ATTEST:

Amanda Valent, City Clerk

Dr. Chris Jordan, Chairman

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