



AGENDA

PLANNING COMMISSION
Regular Meeting 6:00 P.M. Thursday
13 June 2024
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

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1. Call to Order:
 2. Roll Call:
 3. Determination of Quorum:
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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.**

Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:

Applicant: Ray and Karen Heiliger
Current Zoning: C-4 Restricted Commercial District
Proposed Zoning: I-2 Heavy Industrial District
Address: 1617 NE 10th St.

2. **Resolution.**

Discussion, consideration, possible action and/or amendments on Resolution No. 2024-16, recommending approval or denial to the City Council of an ordinance amending the zoning district from Restricted Commercial (C-4) to Heavy Industrial (I-2) on a tract of approximately 1.47 acres located at 1617 NE 10th St., within the Southwest Quarter of Section 20, Township 8 North, Range 4 West of the Indian Meridian, McClain County, Oklahoma.

3. Public Hearing.

Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:

Applicant: Sunshine Development of Indian Ridge

Current Zoning: A-1 Agricultural District

Proposed Zoning: C-5 Automotive and Commercial Recreation District

Address: Northwest Corner of Veterans Memorial Highway and S. Morgan Ave.

4. Resolution.

Discussion, consideration, possible action and/or amendments on Resolution No. 2024-17, recommending approval or denial to the City Council of an ordinance amending the zoning district from Agricultural (A-1) to Automotive and Commercial Recreation (C-5) on a tract of approximately 87.73 acres located within the West Half of Section 35, Township 8 North, Range 5 West of the Indian Meridian, Grady County, Oklahoma.

5. Public Hearing.

Open, conduct, and close a public hearing to receive public comments on an Ordinance adding a new Section 21-512 to Chapter Twenty-One (21) of the Code of Ordinances of Blanchard, Oklahoma, the same being the Zoning Ordinance, concerning bulk requirements in residential zoning districts.

6. Resolution.

Discussion, consideration, possible action and/or amendments on Resolution No. 2024-18, recommending approval or denial to the City Council of an ordinance amending the bulk requirements, including, but not limited to, the setback restrictions for residential zoning districts, as established in Article Seven (7) of Chapter Twenty-One (21) of the Code of Ordinances of the City of Blanchard, Oklahoma.

7. Public Hearing.

Open, conduct, and close a public hearing to receive public comments on an Ordinance adding a new Section 21-512 to Chapter Twenty-One (21) of the Code of Ordinances of Blanchard, Oklahoma, the same being the Zoning Ordinance, creating landscaping regulations.

8. Resolution.

Discussion, consideration, possible action and/or amendments on Resolution No. 2024-19, recommending approval or denial to the City Council of an ordinance amending the bulk requirements and permitted uses chart for the A-1 Agricultural zoning district, as established in Article Seven (7) of Chapter Twenty-One (21) of the Code of Ordinances of the City of Blanchard, Oklahoma.

9. Zoning Amendment Discussion.

Discussion, consideration, possible action and/or amendments on Resolution No.

2024-20, recommending approval or denial to the City Council of an ordinance adding a new Section 4-209 in Article Two (2) of Chapter Four (4) of the Code of Ordinances of the City of Blanchard, Oklahoma, requiring land clearing permits on new development within the City of Blanchard.

10. Zoning Amendment Discussion.

Discussion and consideration of an ordinance adding new language to Article Two (2) of Chapter Four (4) of the Code of Ordinances of the City of Blanchard, Oklahoma, requiring new developments in commercial and industrial zoning districts to be located in platted subdivisions.

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 May 9, 2024.
2. Acknowledgement of Attendance Report.

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.

E. ADJOURNMENT

This Agenda was posted in prominent public view on the City's website at www.cityofblanchard.us and the Blanchard Municipal Courthouse Bulletin Board on or before 5:00 p.m., Tuesday, the 11th day of June 2024, in accordance with the Oklahoma Open Meeting Act.

City Clerk