



AGENDA

PLANNING COMMISSION
Regular Meeting
6:00 P.M. Thursday
10 August 2023
Blanchard Municipal Court
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:
2. Roll Call:
3. Determination of Quorum:

B. BUSINESS AGENDA

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

1. Appointment.
Discussion and vote on a motion nominating and appointing a chairman and vice chairman to the planning commission.
2. Pre-Application Review.
Discussion regarding a proposed Planned Unit Development application submitted by:

Applicant: Alliance Property Group LLC.
Current Zoning: R-2 Combined Residential District
Proposed Zoning: PUD Planned Unit Development
Location: Lots 1-8 of Block One Hundred Twenty-Nine of the recorded plat

3. **Public Hearing.**

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

Applicant: Alliance Property Group LLC.
Current Zoning: R-2 Combined Residential District
Proposed Zoning: PUD Planned Unit Development
Location: Lots 1-8 of Block One Hundred Twenty-Nine of the recorded plat

4. **Resolution.**

Discussion and vote on a motion adopting Resolution No. 2023-18 recommending approval or denial to the City Council regarding the Zoning application (Alliance Property Group LLC.)

5. **Final Plat.**

Adopting Resolution No. 2023-22 recommending approval or denial to the City Council regarding the Final Plat for Blackberry Ponds Estates.

Final Plat: Blackberry Ponds Estates
Applicant: Terri Nelson
Location: NW corner of NE 10th Street and N MacArthur Ave.
Legal description: See staff report

6. **Public Hearing.**

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

Applicant: Abbie & Gayla Moosavi
Current Zoning: S-1 Suburban District
Proposed Zoning: R-E Residential Estates District
Location: Lot 4 of Block 12 of the Four Lakes III-A Recorded Plat

7. **Resolution.**

Discussion and vote on a motion adopting Resolution No. 2023-19 recommending approval or denial to the City Council regarding the Zoning application (Abbie & Gayla Moosavi Lot 4)

8. **Public Hearing.**

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

Applicant: Abbie & Gayla Moosavi
Current Zoning: S-1 Suburban District
Proposed Zoning: R-E Residential Estates District
Location: Lot 7 of Block 12 of the Four Lakes III-A Recorded Plat

9. **Resolution.**
Discussion and vote on a motion adopting Resolution No. 2023-20 recommending approval or denial to the City Council regarding the Zoning application (Abbie & Gayla Moosavi Lot 7)

10. **Lot Split.**
Discussion and a vote on a motion to approve or deny a short form subdivision application filed by:

Applicant: Denise Boothe
Current Zoning: A-1 Agricultural District
Proposed Zoning: C-1 Office District
Original Tract: 47.58 Acres MOL
Proposed Tracts: Tract 1A 1.18 Acres
Tract 1B 46.40 Acres
Location: 306 NE 25th St.

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

Applicant: Denise Boothe
Current Zoning: A-1 Agricultural District
Proposed Zoning: C-1 Office District
Location: 306 NE 25th St.

12. **Resolution.**
Discussion and vote on a motion adopting Resolution No. 2023-21 recommending approval or denial to the City Council regarding the Zoning application (Denise Boothe)

13. **Tobacco Zoning Ordinance.**
Discussion and consideration in regard to a potential new tobacco ordinance.

14. **Nomination.**
Discussion and vote on a motion nominating and appointing a member to serve on the TIF No. III review committee.

15. **Special Meeting.**
Discussion, & vote on setting a special meeting for training purposes.

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 June 8th, 2023.
2. Approval of Minutes for the regular meeting of July 13th, 2023
3. 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 City Hall Bulletin Board on or before 5:00 p.m., Friday, the 4th day of August 2023, with the Oklahoma Open Meeting Act.

Diana Daniels

City Clerk