



11/9/2023

AGENDA

PACKET



Planning Commission
CITY OF BLANCHARD, OKLAHOMA



AGENDA

PLANNING COMMISSION
Regular Meeting
6:00 P.M. Thursday
9 November 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. Public Hearing.
Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:
Applicant: Bryce Binyon
Current Zoning: A-1 Agricultural District
Proposed Zoning: C-5 Automotive and Commercial Recreation District
Location: 1072 S. State HWY 76
2. Resolution.
Discussion and vote on a motion adopting Resolution No. 2023-26 recommending approval or denial to the City Council regarding the Zoning application (Bryce Binyon)

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 October 12th, 2023.
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 City Hall Bulletin Board on or before 5:00 p.m., Friday, the 3rd day of November 2023, with the Oklahoma Open Meeting Act.

Diana Daniels

City Clerk

COMMISSIONERS

Jeff Clay ~ Chairman

Jimmy Franklin ~ Commissioner

Connie Armstrong ~ Commissioner

Steve Vancamp ~ Commissioner

Les Franklin ~ Vice Chairman

EX OFFICIOS

Michael Scalf ~ Mayor

Robert L. Floyd ~ City Manager

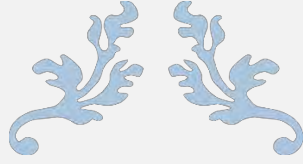
STAFF

David L. Perryman ~ City Attorney

Kenny Sullivan ~ City Engineer

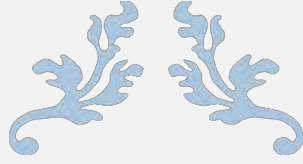
Hayden Wilkes ~ City Planner

Diana Daniels ~ City Clerk (Secretary)



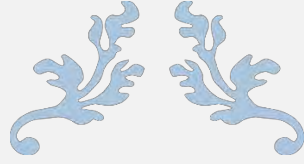
MEETING CONVENED





BUSINESS AGENDA





B~1



Zoning Report

DATE: November 9th, 2023
TO: Blanchard Planning Commission
FROM: Hayden Wilkes, City Planner
RE: Zoning Application

Application

OWNERS: Bryce Binyon
APPLICANT: Bryce Binyon
LOCATION: 1072 S. State HWY 76
ZONING: A-1 Agricultural District
PROPOSED ZONING: C-5 Automotive and Commercial Recreation District
ORIGINAL TRACT: Half an acre (.5) MOL

Background

The subject property is located at 1072 S. State HWY 76. The Property currently has a manufactured home and a metal shop building. The lot has a frontage of 148.06' MOL on State HWY 76. The property is zoned A-1, Agricultural District, and the applicants are requesting a rezoning to C-5 Automotive and Commercial Recreation District. The property meets the lot frontage and size requirements for the C-5 district. The applicant has future plans for commercial development.

Site Location & Description

Part of Lot Two (2), Section Thirty-one (31), Township Eight (8) North, Range Four (4) West, I.M., McClain County, Oklahoma, being more particularly described as follows: COMMENCING at the NE/corner of said Government Lot 2; thence West and along the North line of said Lot 2 a distance of 304.54 feet to the point of beginning; thence continuing West a distance of 246.16 feet to the East Right of Way line of State Highway 76; thence on a curve to the left having a radius of 1482.39 feet an Arc distance of 149.16 feet, (chord bearing S 10 degrees 05'27" E - chord distance of 149.09'), thence N 76 degrees 27'35" E a distance of 226.18 feet; thence N 00 degrees 04'49" E a distance of 95.75 feet to the point of beginning.

Public Notification

A public notice sign was posted on October 20th, 2023. Public notice was posted in the paper on October 19th, 2023.

Zoning Code & General Plan Conformance

The current land use of this property is vacant, zoned A-1, Agricultural District (see Page 13 of the Vision 2035 Comprehensive Plan). The Future land use of the subject property is classified as Residential.

Utilities

The subject property is currently not served with public municipal water or public sanitary sewer.

Protest of Application

No protests have been submitted.

Attachments

- A. Application.
- B. Survey.
- C. Maps.



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 1

Present Zoning Classification: A-1 Requested Zoning Classification: C-5

Street Address: 1080 S. STATE HWY 76 City, ST, ZIP: Blanchard OK 73010

Please attach the legal description of the property.

Property Owner Information

Property Owner Name(s): Bryce Binyon

If a corporation, corporate official name and seal: _____

Mailing Address: P.O. Box 665 City, ST, ZIP: Blanchard OK, 73010

Phone: 405-760-2706 Fax: 405-485-4244 Email: Bryce@BinyonLS.com

Billing Information (for billing legal advertising and notification and notification costs, if not property owner mailing address): Name: Bryce Binyon

Address: P.O. Box 665 City, ST, ZIP: Blanchard OK, 73010

Additional Information

Current use of property to be rezoned: Shop Storage

Reason for rezoning request: HWY 76 Frontage

Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, please describe briefly below and attach: NO

Has applicant applied for rezoning of this property in the past? If so, please attach a description.

AUTHORIZED REPRESENTATIVE: I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name: Bryce Binyon Address: P.O. Box 665

Signature: Bryce Binyon City, ST, ZIP: Blanchard OK 73010 Telephone: 405-485-4244



City of Blanchard

Zoning Reclassification Application (REZONING) - Page 2

REZONING PROCESS:

1. Complete this application with the required items listed on Page 3
2. Submit application with \$250 Filing Fee and \$45 Public Notice Sign Fee
3. After application and review by city officials, application will be placed on the next Planning Commission meeting agenda for a meeting at least 20 days in advance, but within 60 days of the date of filing. The Planning Commission will review and take action on the application, recommending approval or de-nial of the application. The Planning Commission meets the 2nd Thursday of each month at 6:30 pm at the Blanchard Municipal Courthouse, located at 300 N. Main.
4. The application and recommendation of the Planning Commission will be submitted to the City Council, which will review and take action on the application at their next regular meeting, approving or denying the application.
5. Upon approval, a final invoice for publication fees, additional mailing costs, and any other fees incurred during the process will be submitted to the applicant. Once paid, a certificate of Zoning will be available for the applicant.

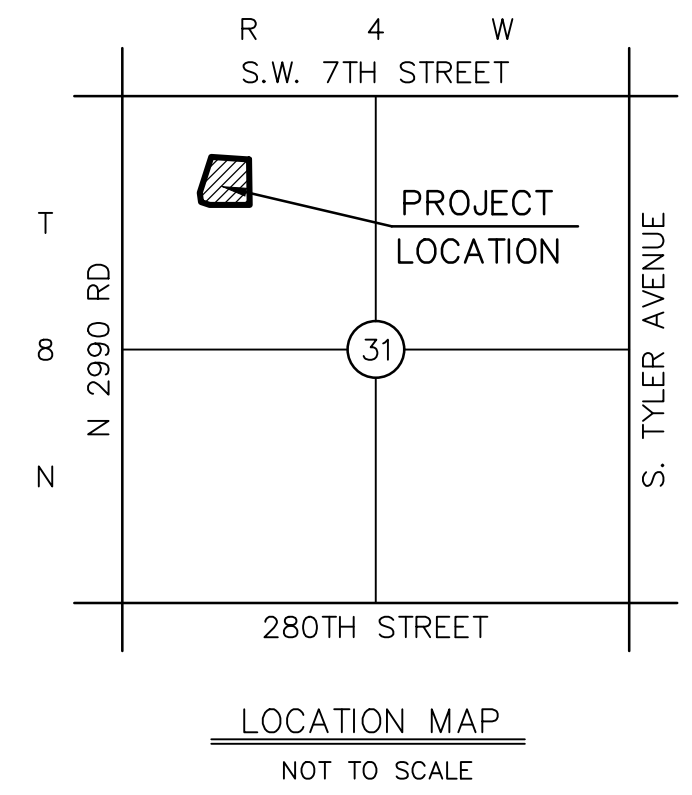
Zoning Case Number: _____

Application Date: 9-14-2023

Fee: \$295

WE, THE UNDERSIGNED, ASK THE PLANNING COMMISSION AND THE CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA, TO APPROVE A ZONING CHANGE AS REQUESTED IN THIS APPLICATION ON THE TRACT OF LAND DESCRIBED HEREIN. WE ATTEST TO THE TRUTH AND CORRECTNESS OF ALL FACTS AND INFORMATION PRESENTED WITH THIS APPLICATION AND WILL OBSERVE AND CONFORM IN ALL ASPECTS OF THE ZONING REGULATIONS, AS AMENDED, OF THE CITY OF BLANCHARD AND HAVE RECEIVED A COPY OF THE POLICIES AND PROCEDURES REGULATING THE ZONING AMENDMENT APPLICATION. WE HEREBY AGREE TO PAY ALL ADVERTISING AND MAILING NOTIFICATION COST DIFFERENCES WHICH MAY BE GREATER THAN THE AMOUNT PAID WITH THIS APPLICATION FOR THE PUBLIC HEARINGS AS REQUIRED BY THE BLANCHARD ZONING REGULATIONS. THE CITY OF BLANCHARD IS AUTHORIZED TO PREPARE AND PUBLISH ALL REQUIRED LEGAL ADVERTISING AND MAIL NOTIFICATIONS, THE COST AND/OR COST DIFFERENCES OF WHICH IS TO BE BILLED TO THE NAME LISTED HEREIN FOR PAYMENT.

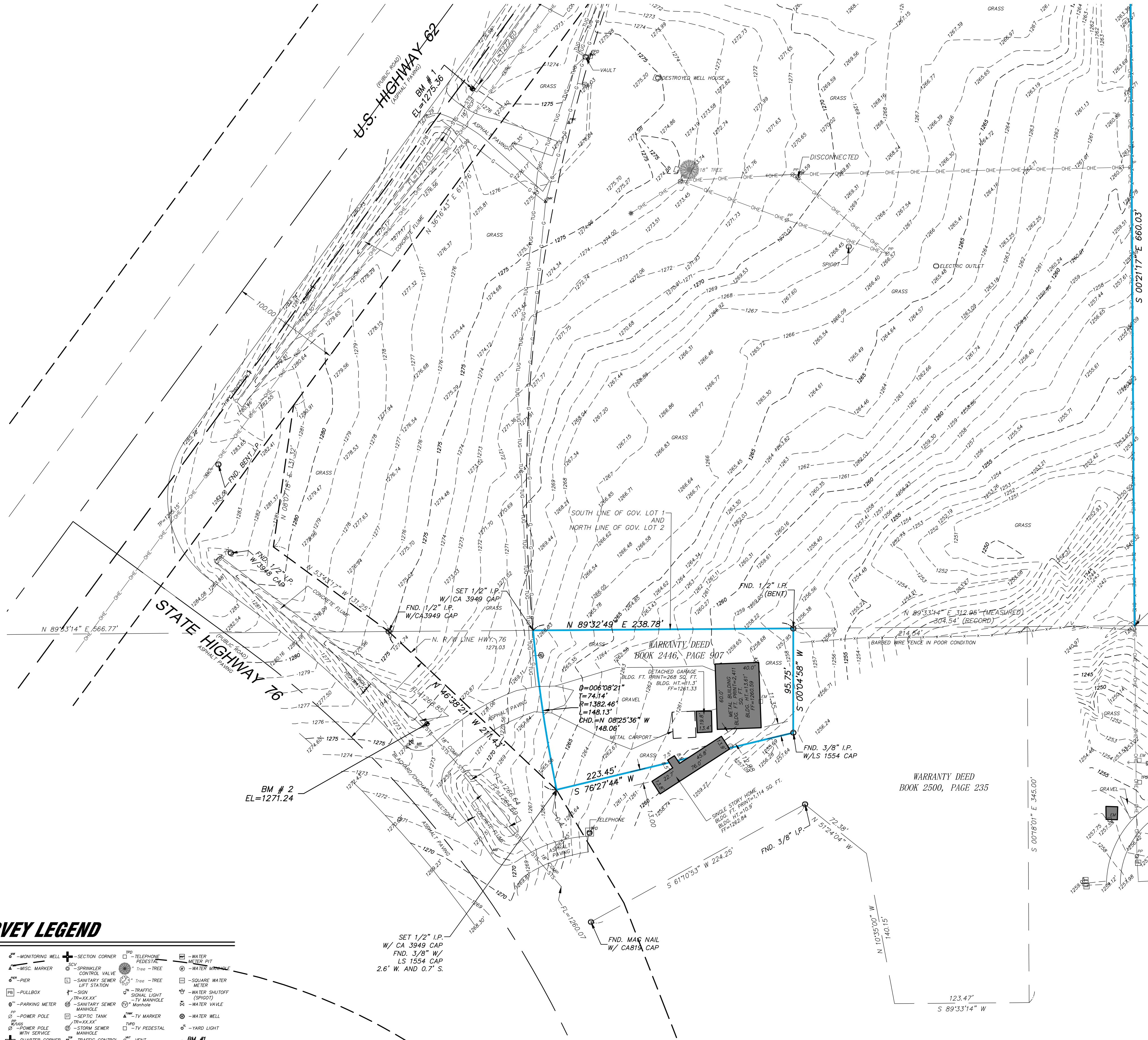
Property owner's signature: Byron Benjamin



TOPOGRAPHIC SURVEY CERTIFICATION

I, Taylor Denniston, Professional Land Surveyor, certify that this project was completed under my direct responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95 percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the Specifications of Topographic and Planimetric Mapping contained in the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on March 31, 2021; that the survey was completed on June 2, 2021; that contours shown as dashed lines may not meet the stated standard; and all coordinates are based on Oklahoma State Plane South Zone NAD83 (NSRS 2011) and all elevations are based on North American Vertical Datum of 1988 (NAVD 88) Geoid 12B Ellipsoid.

Taylor Denniston
Professional Land Surveyor No. 1787
Date of Signature: June 2, 2022



SURVEY LEGEND

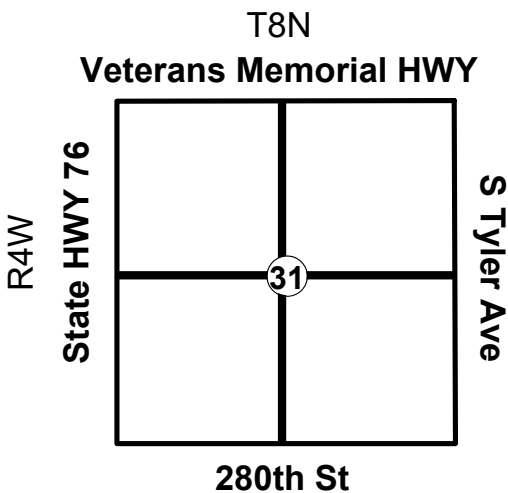
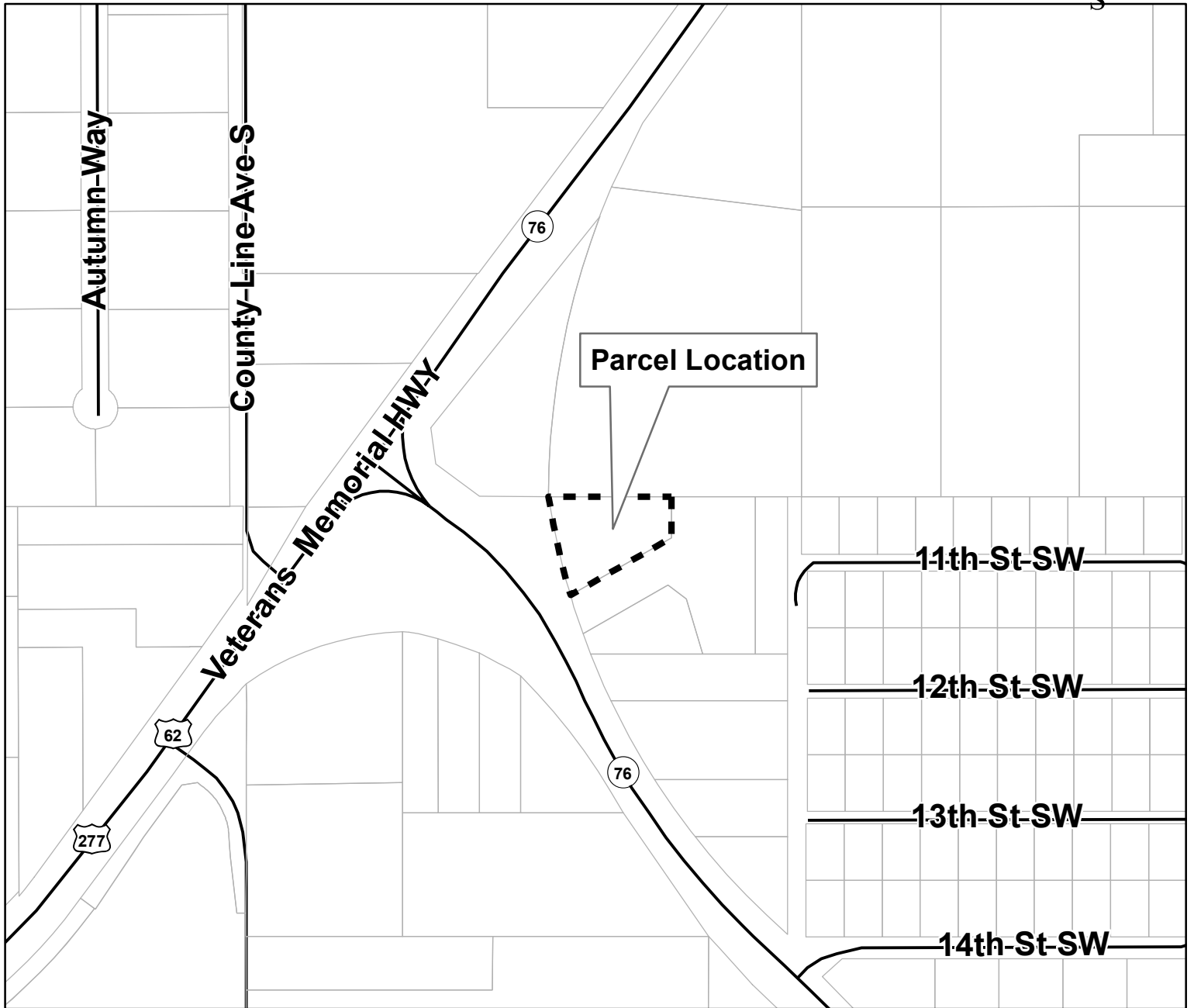
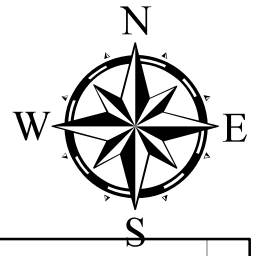
- AIR CONDITIONER
- AREA DRAIN OR CATCH BASIN
- ALPHA BOX
- AUTO SPRINKLER
- AIR VENT
- FLOOR MON. OR FIRE HYDRANT
- BUSH
- CLEAN OUT
- DOWN SPOUT
- ELECTRIC METER
- ELECTRIC MANHOLE
- GATE
- GUARD POST
- GREASE TRAP
- GAS VALVE
- INLET
- LIGHT POLE
- MAIL BOX
- MONITORING WELL
- MISC. MARKER
- PIER
- PULLBOX
- PARKING METER
- POWER POLE
- FLAG POLE
- FIRE VALVE
- GUY ANCHOR
- GAS METER
- SECTION CORNER
- SPRINKLER CONTROL VALVE
- SANITARY SEWER LIFT STATION
- SIGN
- SANITARY SEWER MANHOLE
- SEWER TANK
- STORM SEWER MANHOLE
- TRAFFIC SIGNAL LIGHT
- TV MARKER
- TELEPHONE PEDESTAL
- YARD LIGHT
- WATER WELL
- WATER METER
- WATER SHUTOFF (SPIGOT)
- WATER VALVE
- WATER METER
- VENT
- ROUND WATER METER
- TELEPHONE MANHOLE
- TELEPHONE MARKER
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- TOP OF BANK
- CHARMLINK FENCE
- OVERHEAD TELEVISION
- UNDERGROUND STORM SEWER
- UNDERGROUND SANITARY SEWER
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND CHILLED WATER
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HEDGE
- TUG
- UNDERGROUND TELEPHONE
-

City of Blanchard Planning Commission

Applicant: Bryce Binyon

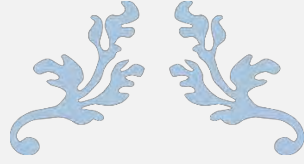
1072 S. State HWY 76, Blanchard, Oklahoma

Rezoning request from A-1 to C-5



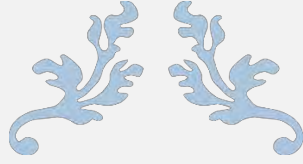
Disclaimer: This product is for informational purposes only and it is NOT suitable for legal, engineering, or surveying purposes. The City of Blanchard does not assume any responsibility for any errors, deficiencies, defects, omissions, or inaccuracies in the data.

	City of Blanchard 122 N. Main Street Blanchard, OK 73010		
	Date: October 18, 2023	Scale: N/A	Drawn By: H Wilkes



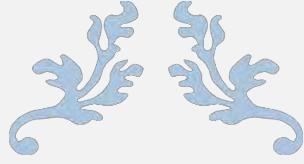
B~2





CONSENT AGENDA





C~1





MINUTES

PLANNING COMMISSION
Regular Meeting
6:00 P.M. Thursday
12 October 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 *by Chairman @ 6:00 P.M.*
2. Roll Call: *Commissioner Jimmy Franklin ~ Present
Commissioner Connie Armstrong ~ Present
Vice Chair Les Franklin ~ Present
Chair Jeff Clay ~ Present
Vacancy*

*Staff: City Clerk, Diana Daniels ~ Present
Capital Projects Manager, Dustin Downey ~ Present*

3. *Determination of Quorum: 4 ~ Present; 0-Absent; 1 ~ Vacancy*

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 6th day of October 2023, in accordance with the Oklahoma Open Meeting Act.

Hayden Wilkes

City Planner

B. BUSINESS AGENDA

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

1. Resolution.

Discussion and consideration and a motion to approve the 2023 regular Planning Commission meeting dates.

MOTION BY Commissioner Les Franklin and SECOND BY Commissioner Armstrong ... to approve Resolution No. 2023-25.

MOTION CARRIED:

4 ~ AYES: L. Franklin, Clay, J. Franklin, Armstrong
0 ~ NAYS: None
0 ~ ABSENT: None
1 ~ VACANCY:

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 September 14th, 2023.
2. Acknowledgement of Attendance Report.

MOTION BY Commissioner Les Franklin and SECOND BY Commissioner Jimmy Franklin ... to approve Consent Agenda, as presented.

MOTION CARRIED:

4 ~ AYES: l. Franklin, Clay, j. Franklin, Armstrong
0 ~ NAYS: None
0 ~ ABSENT: None
1 ~ VACANCY

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.

1. *J Franklin requested a breakdown on our zoning definitions and descriptions.*

Also requested a copy of the comprehensive plan.

2. *D Downey updated the commissioners on upcoming education covering process of sub division and the role of the Planning Commission on that.*
3. *Chairman Clay updated that Danny Roberts seat is now vacant.*

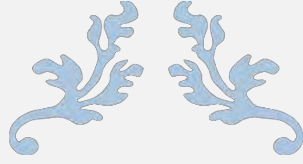
E. **ADJOURNMENT**

Called @ 6:06 P.M.

Chairman

ATTEST: (Seal)

City Clerk



C ~ 2

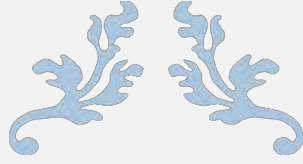


PLANNING COMMISSION

2023

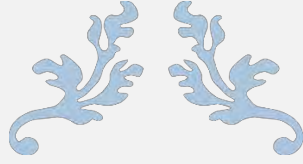
Members	1/12	2/9	3/9	4/13	5/11	6/8	7/13	8/10	9/14	10/12	11/9	12/14	4-mos	Overall
Vacancy													0%	0%
Franklin, L	P	P	P	A	P	P	A	P	P	P			75%	80%
Franklin, J							P	P	P	P			100%	100%
Armstrong, C							P	A	P	P			75%	75%
Clay, J							A	P	P	P			75%	75%
Roberts, D	P	P	P	A	P	P	A	A					0%	63%
Smith, D	A	P	A											33%
Kelly, J				P	P	P								100%
Short, C	P	P	P	P	P	P								100%
Ward, A	P	P	P	P	P	P								100%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable



COMMENTS





ADJOURNMENT

