



12/7/2023

AGENDA

PACKET



Planning Commission
CITY OF BLANCHARD, OKLAHOMA



AGENDA

PLANNING COMMISSION
Regular Meeting
6:00 P.M. Thursday
7 December 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: Connor Billeg
Current Zoning: S-1 Suburban District
Proposed Zoning: R-E Residential Estates District
Location: 2501 NW 10th St.

2. Resolution.

Discussion and vote on a motion adopting Resolution No. 2023-27 recommending approval or denial to the City Council regarding the Zoning application (Connor Billeg)

3. Commercial Exterior Walls Ordinance.
Discussion and consideration in regard to a potential new Exterior Wall ordinance.
4. Landscaping Ordinance.
Discussion and consideration in regard to a potential new Landscaping ordinance.

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 November 9th, 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 1st day of December 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

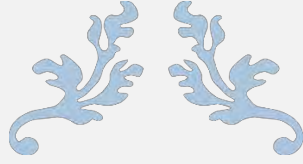
STAFF

David L. Perryman ~ City Attorney

Kenny Sullivan ~ City Engineer

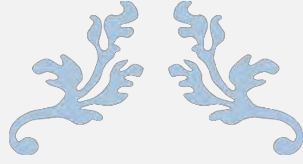
Hayden Wilkes ~ City Planner

Diana Daniels ~ City Clerk (Secretary)



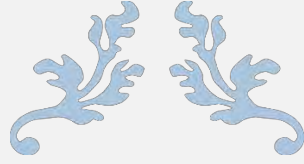
MEETING CONVENED





BUSINESS AGENDA





B~1



Zoning Report

DATE: December 7th, 2023
TO: Blanchard Planning Commission
FROM: Hayden Wilkes, City Planner
RE: Zoning Application

Application

OWNERS: Connor Billeg
APPLICANT: Connor Billeg
LOCATION: 2501 NW 10th St.
ZONING: S-1 Suburban District
PROPOSED ZONING: R-E Residential Estates District
ORIGINAL TRACT: 1.478 Acres MOL

Background

The subject property is located at 2501 NW 10th St. The Property currently has a home on the property. The lot has a frontage of 492.38' MOL on NW 10th St. The property is zoned S-1, Suburban District, and the applicants are requesting a rezoning to R-E Residential Estates. The property meets the lot frontage and size requirements for the R-E district. The applicant wishes to rezone as under the S-1 setbacks building an accessory structure that meets said setbacks would be difficult.

Site Location & Description

The South Half (S/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) lying North and East of the existing County Road in Section Twenty-four (24), Township Eight (8) North, Range Five (5) West of the Indian Meridian, Grady County, Oklahoma.

Public Notification

A public notice sign was posted on November 16th, 2023. Public notice was posted in the paper on November 16th, 2023.

Zoning Code & General Plan Conformance

The current land use of this property is residential, zoned S-1, Suburban 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: S-1 Requested Zoning Classification: R-E CB
CB

Street Address: 2501 NW 10th St City, ST, ZIP: Blanchard, 73010

Please attach the legal description of the property.

Property Owner Information

Property Owner Name(s): Connor G Billeg

If a corporation, corporate official name and seal: _____

Mailing Address: 2501 NW 10th St City, ST, ZIP: Blanchard, 73010

Phone: 405-830-4821 Fax: _____ Email: cgbilleg@gmail.com

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

Address: _____ City, ST, ZIP: _____

Additional Information

Current use of property to be rezoned: residential

Reason for rezoning request: Unable to build shop building under current zoning restrictions

Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, please describe briefly below and attach: _____

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: Connor Billeg Address: 2501 NW 10th St Blanchard

Signature: Connor Billeg City, ST, ZIP: 73010 Telephone: 405-830-4821



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: _____

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: Connie Bell

6/2023
1985 2023

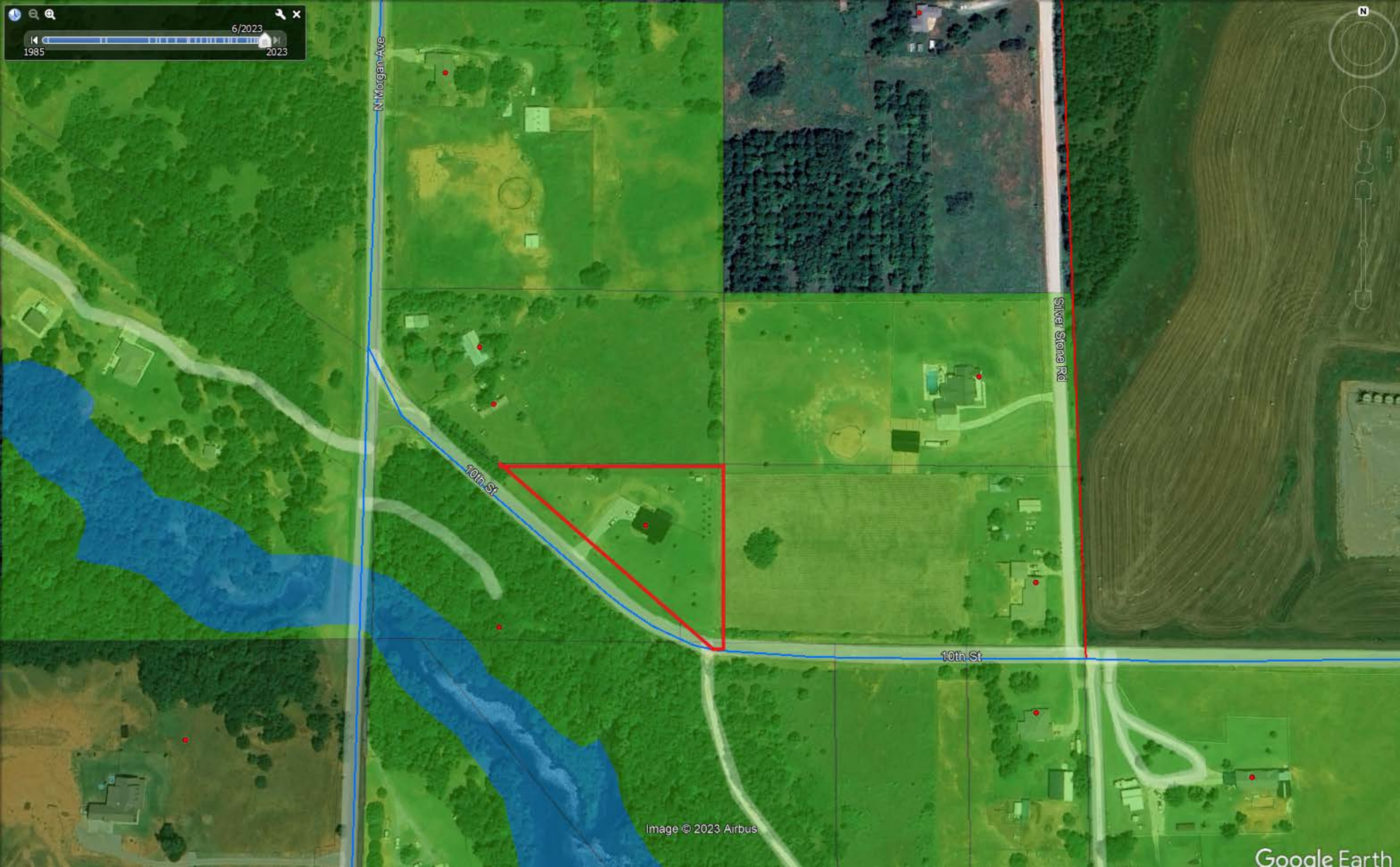


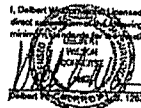
Image © 2023 Airbus

Google Earth

A PART OF
SECTION 24, TOWNSHIP 8 NORTH, RANGE 5 WEST, I.M.
GRADY COUNTY, OKLAHOMA

PROPERTY EXHIBIT

I, Debra W. [Signature], Licensed Professional Surveyor No. 1262 in the State of Oklahoma, do hereby certify to Connor Dillig that I have made a survey under my direct supervision of the property described hereby to the best of my knowledge and belief and further certify that it is an accurate Plat of Survey that meets the minimum requirements of the laws of the State of Oklahoma relating to the practice of land surveying.



July 17, 2017
Date of Certification

LEGAL DESCRIPTION

The South Half (S/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) being North and East of the existing County Road in Section Twenty-four (24), Township 8 North, Range Five (5) West of the Indian Meridian, Grady County, Oklahoma.

SCHEDULE B II - SPECIAL EXCEPTIONS

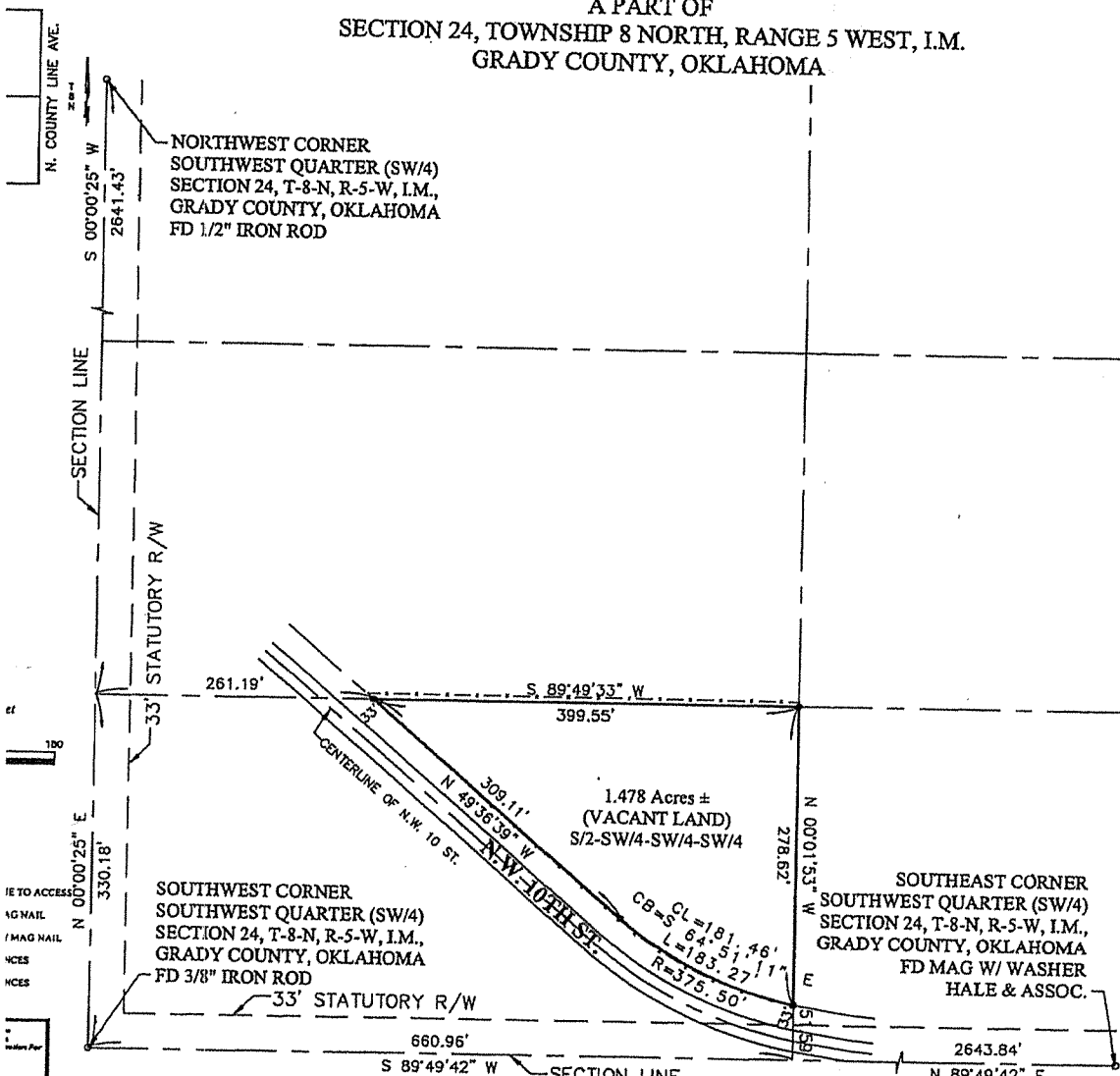
- Release of Fees in the Matter of the Application of the Oklahoma Central Railway Company (entry 8), DOES NOT AFFECT SUBJECT PROPERTY.
- Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded at Book 421, Page 626 (entry 18), subject to assignments of record, AFFECTS SUBJECT PROPERTY AS A BLANKET EASEMENT.
- Relinquishment of Right of Way by The Ahlson, Topka, and Santa Fe Railway Company recorded at Book 432, Page 628 (entry 18), AFFECTS SUBJECT PROPERTY AS A BLANKET EASEMENT.
- Easement Right of Way in favor of Oklahoma Natural Gas Company recorded at Book 767, Page 252 (entry 23), subject to assignments of record, 1 AFFECTS SUBJECT PROPERTY AS A BLANKET EASEMENT.
- Resolution No. 2013-16 recorded at Book 4667, Page 149 (entry 56), UNABLE TO READ MAP.

GENERAL SURVEY NOTES:

- Date of last site visit: July 18, 2018
- Schedule B II - Special Exceptions from Steward Title Guaranty Company's Commitment Number 01043-6408, Effective June 26, 2017.
- The subject property does not have a specific address assigned at this time.
- The Basis of Bearing for this survey is the East line of the SW/4 of the SW/4 of Section 24 being N 00°01'33" W
- The subject property contains an area of 5.008 Acres, more or less.
- No utility location of monuments are shown.
- No monuments were set other than the monuments shown set.
- All localities shown herein are those obtainable by surface evidence only unless otherwise shown.
- This survey was prepared for the exclusive use of the above mentioned client(s) and does not extend to any unnamed person(s) without express authorization by surveyor naming said person(s)

Mission Statement: To provide prompt technical solutions for your surveying and engineering services.

IF THE SEAL IS NOT IN RED INK AND THE SIGNATURE IS NOT IN BLUE INK THEN THIS COPY IS IN VIOLATION OF COPYRIGHT LAWS.



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	ALL UNLINED-UP W/VO	⊙	TOP OF SIGN
⊙	WOODPOST MARKING	⊙	TOP OF MARK
⊙	IRON	⊙	UNDERGROUND MARK
⊙	WOODEN POST	⊙	UNDERGROUND STAIN MARK
⊙	CONCRETE PIPE	⊙	UNDERGROUND TELEPHONE CABLE
⊙	EM (ELECTRIC MARK)	⊙	UNDERGROUND POWER CABLE
⊙	ELECTRIC W/HAULE	⊙	UNDERGROUND GAS
⊙	PIPE MARK	⊙	DIAPHRAM ELECTRIC CABLE
⊙	CLAY BUT	⊙	UNDERGROUND ELECTRIC CABLE
⊙	ONE MARK	⊙	CONCRETE MARK
⊙	ONE MARK	⊙	REINFORCED CONCRETE PIPE
⊙	ONE MARK	⊙	REINFORCED CONCRETE PIPE
⊙	ONE MARK (DOT)	⊙	ADVANCED CONCRETE MARK, PIPE
⊙	ONE MARK (SQUARE)	⊙	ROAD-OF-WAY
⊙	ONE MARK	⊙	PROPERTY LINE
⊙	ONE MARK	⊙	IRON SIGN
⊙	ONE MARK	⊙	ALUMINUM SIGN
⊙	ONE MARK	⊙	UTILITY SIGNPOST
⊙	ONE MARK	⊙	BRONZE SIGNPOST
⊙	ONE MARK	⊙	BRONZE & WHITE SIGNPOST
⊙	ONE MARK	⊙	BURNING LINE MARK
⊙	ONE MARK	⊙	WOOD
⊙	ONE MARK	⊙	WOOD MARK
⊙	ONE MARK	⊙	WOOD MARK

ONE CALL UTILITY LOCATION
840-5032 This number is to be used for all underground utilities. Contact is required in the place of
1-800-522-6543

A PART OF
SECTION 24, TOWNSHIP 8 NORTH, RANGE
GRADY COUNTY, OKLAHOMA

CSE
Converse Surveying and Engineering Inc.

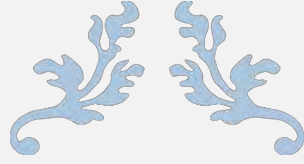
CLIENT - SACCHIERI

CLIENT - SACCHIERI

DATE 7/17/2017

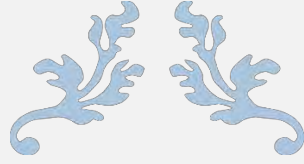
SURVEY NUMBER S-07032017A

Copyright © 2017 Converse Surveying & Engineering Inc. All Rights Reserved



B~2





B~3



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA, TO AMEND §21-736, EXTERIOR WALLS, OF THE ZONING ORDINANCE OF THE CITY OF BLANCHARD, OKLAHOMA; PROVIDING FOR SEVERABILITY; DECLARING REPEALER; AND DECLARING AN EMERGENCY.

SECTION 1. That Section 21-736 of the Code of Ordinances of the City of Blanchard is hereby amended to read as follows:

§21-736 Exterior Walls

1. To provide for attractive, compatible, and aesthetic structures within the commercial districts, the use of exposed metal, untreated concrete blocks, including painted concrete blocks, and unfinished or untreated concrete panels shall be prohibited in any wall(s) facing a street.
 - A. Architectural Metal Panels shall be allowed as a veneer as defined by this ordinance.
 - B. Metal trim and guttering shall be allowed.
2. Definitions. The following definitions of words and terms as they are used in this section. Any terms not contained within this list shall be constructed in this section as defined in the latest edition of Webster's Unabridged Dictionary.

ARCHITECTURAL METAL PANEL, Metal panels are used as a veneer for a structure which creates a flush appearance along the surface of the panel. By definition, fasteners for architectural metal panels are concealed from view from the exterior of the building.

BRICK, Any vitrified clay masonry unit that measures at least two inches across in depth at any point.

GUTTERING, An appurtenance used to divert stormwater from a structure that does not exceed 30 inches in girth at any point.

UNFINISHED, Not having a coating of weatherproof paint or other similar finish.

VENEER, A durable protective or ornamental facing; specifically, of stone, brick stucco, siding, or architectural metal panels.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. REPEALER. All former ordinances and/ or parts of ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 4. EMERGENCY. Whereas, it being immediately necessary for the preservation of the public health, peace and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

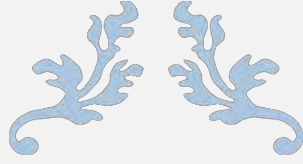
PASSED and APPROVED and the Emergency Clause voted upon separately by the City Council of the City of Blanchard, Oklahoma on this ___ day of _____, 202__.

Mayor

ATTEST: (Seal)

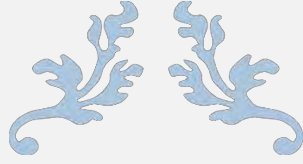
City Clerk

City Attorney



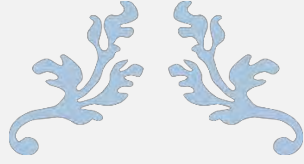
B~4





CONSENT AGENDA





C~1





MINUTES

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 By *Chair Clay @ 6:00 P.M.*
- 2.
3. Roll Call: *Commissioner Jimmy Franklin ~ Absent*
Commissioner Jeff Clay ~ Present
Commissioner Steve Van Camp ~ Present
Commissioner Les Franklin ~ Present
Commissioner Connie Armstrong ~ Present
4. Determination of Quorum: *4 Present; 1 Absent*

Staff: City Planner, Hayden Wilkes ~ Present
City Clerk, Diana Daniels ~ Present

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

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

PH open 6:02 P.M.

For: Bryce Binyon, applicant, 607 W. Broadway, Blanchard, Ok 73010

Against: None

PH closes 6:13 P.M.

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).

MOTION BY *Commissioner Les Franklin* and **SECOND BY** *Commissioner Van Camp* to...approve Resolution No. 2023-26 recommending approval to Rezoning from A-1 to C-5.

MOTION CARRIED:

4 AYES:	<i>l. Franklin, Clay, j. Franklin, Armstrong, Van Camp</i>
0 NAYS:	<i>None</i>
1 ABSENT:	<i>j. Franklin</i>

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.

MOTION BY Commissioner Les Franklin and SECOND BY Commissioner Armstrong to...accept the consent agenda as presented.

MOTION CARRIED:

4 AYES: l. Franklin, Clay, j. Franklin, Armstrong, Van Camp
0 NAYS: None
1 ABSENT: J. Franklin

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.

Hayden gave information on doing a public hearing. Gave an update on the zoning code. And update the zoning map.

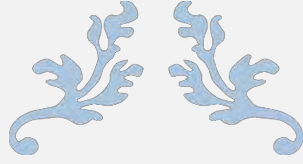
E. ADJOURNMENT

Called @ 6:29 P.M.

Chairman

Attest: (Seal)

Secretary



C ~ 2

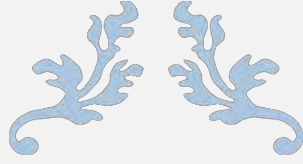


PLANNING COMMISSION

2023

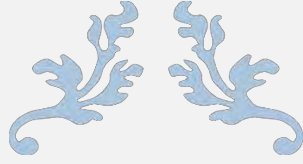
Members	1/12	2/9	3/9	4/13	5/11	6/8	7/13	8/10	9/14	10/12	11/9	12/9	4-mos	Overall
Vancamp, S											P		100%	100%
Franklin, L	P	P	P	A	P	P	A	P	P	P	P		100%	82%
Franklin, J							P	P	P	P	A		75%	80%
Armstrong, C							P	A	P	P	P		75%	80%
Clay, J							A	P	P	P	P		100%	80%
Roberts, D	P	P	P	A	P	P	A	A					0%	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

