

AGENDA

Regular Meeting of the Municipal Planning Commission of the City of El Reno

6:00 P.M., Tuesday, April 25, 2023

El Reno City Council Chambers – 101 N. Choctaw Ave., El Reno, Okla.

A. CALL MEETING TO ORDER

B. ROLL CALL

Chair Vicki Proctor

Vice Chair Gerardo Troncoso

Commissioner Philip Church

Commissioner Michael Freeman

Commissioner Claudia Koos

Commissioner Tom Lloyd

Commissioner Bobby Don Stevenson

C. CONSENT AGENDA

1. Acceptance of the minutes of the March 28, 2023 regular meeting.
2. Acknowledgment of a lot split approved administratively by City staff in accordance with the Moderate Industrial (I-2) zoning district located within the Southeast Quarter of Section 14, Township 12 North, Range 7 W.I.M., Canadian County, Oklahoma, located at 2004 and 2010 S. Radio Rd.
3. Acknowledgment of a lot split and joinder to be approved administratively by City staff in accordance with the Rural Agricultural (A-1) and Moderate Industrial (I-2) zoning districts located within the Southeast Quarter of Section 13, Township 12 North, Range 7 W.I.M., Canadian County, Oklahoma, contingent upon approval of the associated zoning reclassification and conditional use permit.

D. DISCUSSION ITEMS

4. Discussion, consideration, possible action and/or amendments to recommend approval of the preliminary plat of the Stonegate Refuge Addition to the City of El Reno, Oklahoma.
5. Discussion, consideration, possible action and/or amendments to recommend approval of the final plat of the Stonegate Refuge Addition to the City of El Reno, Oklahoma.
6. A. To conduct a public hearing in consideration of a request by OG&E on behalf of Thesing-Shank Farm, LLC to reclassify the zoning district from Rural Agricultural (A-1) to Moderate Industrial (I-2) on a tract of approximately 4.05 acres located at 5601 E. Highway 66, within the Southeast Quarter of Section 13, Township 12 North, Range 7 W.I.M., Canadian County, Oklahoma.

B. Discussion, consideration, possible action and/or amendments on an ordinance amending the zoning district from Rural Agricultural (A-1) to Moderate Industrial (I-2) on a tract of approximately 4.05 acres located at 5601 E. Highway 66, within the Southeast Quarter of Section 13, Township 12 North, Range 7 W.I.M., Canadian County, Oklahoma.
7. A. To conduct a public hearing in consideration of a request by OG&E on behalf of Thesing-Shank Farm, LLC to establish a Conditional Use Permit for an electric regulating substation within the Moderate Industrial (I-2) zoning district on a tract of approximately 4.05 acres located at 5601 E. Highway 66, within the Southeast Quarter of Section 13, Township 12 North, Range 7 W.I.M., Canadian County, Oklahoma.

B. Discussion, consideration, possible action and/or amendments on a resolution establishing a Conditional Use Permit for an electric regulating substation within the Moderate Industrial (I-2) zoning district on a tract of approximately 4.05 acres located at 5601 E. Highway 66, within the Southeast Quarter of Section 13, Township 12 North, Range 7 W.I.M., Canadian County, Oklahoma.

8. A. To conduct a public hearing in consideration of a request by Manuel Canales to establish a Conditional Use Permit for a manufactured home within the Rural Agricultural (A-1) zoning district on a tract of approximately 4.66 acres located at 610 N. Country Club Rd., more particularly described as Block 19 in Lincoln Acres Addition to the City of El Reno, Canadian County, Oklahoma, according to the recorded plat thereof.

B. Discussion, consideration, possible action and/or amendments on a resolution establishing a Conditional Use Permit for manufactured home within the Rural Agricultural (A-1) zoning district on a tract of approximately 4.66 acres located at 610 N. Country Club Rd., more particularly described as Block 19 in Lincoln Acres Addition to the City of El Reno, Canadian County, Oklahoma, according to the recorded plat thereof.

9. A. To conduct a public hearing in consideration of a request by Mike and Mary Wright to establish a Conditional Use Permit for a manufactured home within the Rural Agricultural (A-1) zoning district on a tract of approximately 5.00 acres located at in the vicinity of 4011 N. Radio Rd., within the Southeast Quarter of Section 26, Township 13 North, Range 7 W.I.M., Canadian County, Oklahoma.

B. Discussion, consideration, possible action and/or amendments on a resolution establishing a Conditional Use Permit for manufactured home within the Rural Agricultural (A-1) zoning district on a tract of approximately 5.00 acres located at in the vicinity of 4011 N. Radio Rd., within the Southeast Quarter of Section 26, Township 13 North, Range 7 W.I.M., Canadian County, Oklahoma.

10. Discussion, consideration, possible action and/or amendments to vary the requirement for paving in accordance with 312-39(C) of the Code of the City of El Reno for a proposed lot split or short-form subdivision to create a 5.00 acre tract within the Rural Agricultural (A-1) zoning district in the vicinity of 4011 N. Radio Rd., within the Southeast Quarter of Section 26, Township 13 North, Range 7 W.I.M., Canadian County, Oklahoma.

11. A. To conduct a public hearing in consideration of a request by Autumn and Briar Ellison to close the platted alley running east and west in between Lots 1-17 and Lots 33-48 of Block 12 of the Packers Addition to the City of El Reno, Canadian County, Oklahoma, according to the recorded plat thereof.

B. Discussion, consideration, possible action and/or amendments on an ordinance closing the platted alley running east and west in between Lots 1-17 and Lots 33-48 of Block 12 of the Packers Addition to the City of El Reno, Canadian County, Oklahoma, according to the recorded plat thereof.

12. A. To conduct a public hearing in consideration of a request by Garland Sears to close the platted alley running north and south in between Lots 1-7 and Lots 8-14 of Block 1 of the Carter's Hill Addition to the City of El Reno, Canadian County, Oklahoma, according to the recorded plat thereof.

B. Discussion, consideration, possible action and/or amendments on an ordinance closing the platted alley running north and south in between Lots 1-7 and Lots 8-14 of Block 1 of the Carter's Hill Addition to the City of El Reno, Canadian County, Oklahoma, according to the recorded plat thereof.

13. A. To conduct a public hearing in consideration of a request by Chris Taber to close platted Rickey Street running east and west in between Block 21 and Block 28 of the Packers Addition to the City of El Reno, Canadian County, Oklahoma, according to the recorded plat thereof.

B. Discussion, consideration, possible action and/or amendments on an ordinance closing platted Rickey Street running east and west in between Block 21 and Block 28 of the Packers Addition to the City of El Reno, Canadian County, Oklahoma, according to the recorded plat thereof.

14. A. To conduct a public hearing in consideration of an ordinance amending Section 361-57 of Article IX of Chapter 361 of the Code of Ordinances of the City of El Reno, the same being the Zoning Code of the City of El Reno, concerning commercial permitted uses.

B. Discussion, consideration, possible action and/or amendments on an ordinance amending Section 361-57 of Article IX of Chapter 361 of the Code of Ordinances of the City of El Reno, the same being the Zoning Code of the City of El Reno, concerning commercial permitted uses.

15. Discussion, consideration, possible action and/or amendments on an ordinance adding and codifying a new chapter; adopting a new nuisance code; repealing Article VIII of Chapter 264; Repealing Section 264-26; Amending Section 275-165 of Chapter 165; Repealing Article V of Chapter 142; and Repealing Article XXI of Chapter 175, all concerning nuisances.

E. COMMISSIONER’S COMMENTS

F. ADJOURNMENT

FILED IN THE OFFICE OF THE CITY CLERK AND POSTED ON THE BULLETIN BOARD AT THE WEST ENTRANCE OF THE EL RENO MUNICIPAL BUILDING, 101 N. CHOCTAW AVE., AT _____ ON _____, 2023.

DUSTIN A. DOWNEY, CITY PLANNER

THE CITY OF EL RENO ENCOURAGES PARTICIPATION FROM ALL OF ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, NOTIFICATION TO THE CITY CLERK AT (405) 262-4070 AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING IS ENCOURAGED TO MAKE ANY NECESSARY ACCOMMODATIONS. THE CITY MAY WAIVE THE 48-HOUR RULE IF INTERPRETERS FOR THE DEAF (SIGNING) ARE NOT THE NECESSARY ACCOMMODATION.