

**HARRAH PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 28, 2022**

ALL ITEMS ON THIS AGENDA, INCLUDING BUT NOT LIMITED TO ANY AGENDA ITEM CONCERNING THE ADOPTION OF ANY ORDINANCE, RESOLUTION, CONTRACT, AGREEMENT, OR ANY OTHER ITEM OF BUSINESS, ARE SUBJECT TO AMENDMENT, INCLUDING ADDITIONS AND/OR DELETIONS. THIS RULE WILL APPLY TO EVERY INDIVIDUAL AGENDA ITEM WITHOUT PROVIDING THIS SAME AMENDMENT LANGUAGE WITH RESPECT TO EACH INDIVIDUAL AGENDA ITEM. SUCH AMENDMENTS SHOULD BE RATIONALLY RELATED TO THE TOPIC OF THE AGENDA ITEM, OR THE GOVERNING BODY WILL BE ADVISED TO CONTINUE THE ITEM. THE GOVERNING BODY MAY ADOPT, APPROVE, RATIFY, DENY, DEFER, RECOMMEND, AMEND, STRIKE, OR CONTINUE ANY AGENDA ITEM. WHEN MORE INFORMATION IS NEEDED TO ACT ON ITEM, THE GOVERNING BODY MAY REFER TO THE MATTER ITS CITY/TRUST MANAGER, STAFF ATTORNEY OR THE RECOMMENDING BOARD, COMMISSION OR COMMITTEE:

The Members for the Harrah Planning Commission met at 6:00 p.m. on Monday, February 28, 2022 at City Hall, 19625 NE 23rd, Harrah, Oklahoma for a Regular Meeting.

Roll Call, Flag Salute, Invocation

At roll call the following members were present: Vice-Chairman Jeff Brzozowski, Member Gary Bolling, Member Steve Scalzo, and Member Cary Lacefield. Absent: Chairman Bill Lisby. Others present: City Planner Guy Henson. Jeff Brzozowski led the flag salute and asked for a moment of silence for those in Ukraine and the soldiers.

Approval of Consent Agenda:

- a. Approve the minutes of the [2022.01.24](#) Regular Meeting.

Motion by Scalzo to accept and approve the consent agenda. Second by Bolling. Motion carried.

Aye: Scalzo, Bolling, and Lacefield.

Nay: None.

Abstain: Jeff Brzozowski.

Discussion and possible action regarding item(s) removed from the consent agenda. None.

- a. Public Hearing regarding variance on fence height at 17108 Wafford Way. ([Staff Report](#))

Vice-Chairman Brzozowski opened the public hearing at 6:02 p.m. and closed the hearing at 6:08 p.m.

The applicants spoke on their behalf in requesting the variance for an 8 ft. fence.

City Planner Guy Henson stated the applicants were requesting a variance to allow for an 8 ft. fence. The current regulations limit fence height to 7 feet in the R-1A, R-1B and R-2A zoning district. The property is located in a R-1A zoning district. Section 12-441 Fence Construction Standards allows for unnecessary hardship upon an individual or property to go before the Planning Commission for a ruling.

- b. Approve/deny variance to fence height at 17108 Wafford Way.

Motion by Scalzo to approve the variance for property at 17108 Wafford Way to allow for an 8 ft. fence. Second by Bolling. Motion carried.

**Aye: Scalzo, Bolling, Lacefield, and Brzozowski.
Nay: None.**

- c. Public Hearing regarding rezone application at Harrah Rd. and SE 15th St. to a PUD. ([Staff Report](#))

Vice-Chairman Brzozowski opened the public hearing at 7:08 p.m. and closed the public hearing at 8:32 p.m.

The applicant is requesting to rezone the property at Harrah Rd. and SE 15th to a PUD. The property was annexed in May of 2021 as R-1, R-2, and C-1. Notice to the property owners within the 300 ft. of the request were notified of the public hearing.

After discussion from the public and planning commission it was tabled until Tuesday, March 15, 2022 at 6:30 p.m.

- d. Recommend to approve/deny rezone application at Harrah Rd. and SE 15th from R-1, R-2, and C-1. to a PUD.

Tabled.

- e. Public Hearing regarding rezone application at 17651 SE 29th St. to C-3. ([Staff Report](#))

Vice-Chairman Brzozowski opened the public hearing at 6:09P.m. and closed the public hearing at 6:40 p.m.

After extensive discussion and input from the public, the Planning Commission approved a recommendation to rezone the property to C-2 and approve the auto sales (limited to no more than five (5) vehicles outside the building) as a special permit use.

No expansion on the structure without planning commission approval.

- f. Recommend to approve/deny rezone application at 17651 SE 29th St. from A-1 General Agricultural to C-3 Highway Commercial and Open Display.

Motion by Bolling to approve rezone application at 17651 SE 29th St. from A-1 General Agricultural to C-2 Commercial. Second by Scalzo. Motion carried.

**Aye: Bolling, Scalzo, Lacefield, and Brzozowski.
Nay: None.**

- g. Public Hearing regarding Part 12-422 building setback requirements. ([Staff Report](#))

Vice-Chairman Brzozowski opened the public hearing at 6:55 p.m. and closed the hearing at 7:03 p.m.

City Planner Guy Henson requested that Section 12-422 regarding Building Setback Lines should be amended to allow front, side, and rear yard setbacks to be governed by the zoning ordinance and the zoning district in which the subdivision is located.

h. Recommend to approve/deny Ordinance No. 2022-9 amending Section 12-422.

Motion by Bolling to recommend approval of Ordinance No. 2022-9 amending Section 12-422 building setback requirements. Second by Scalzo. Motion carried.

Aye: Bolling, Scalzo, Lacefield, and Brzozowski.

Nay: None.

i. Discussion and possible action on amending 12-371 Building Construction and Appearance Standards.

Mayor Trent requested this be on the agenda for the planning commission to look over the section 12-371 and enter into discussion for possible amendments to take to the council.

Consideration of new business, if any, which has arisen since the posting of the agenda, which could not have been reasonably foreseen prior to the posting of the agenda. [25 O.S. Section 311.9]

Comments:

Citizen's Participation

Adjournment

The meeting of the Harrah Planning Commission adjourned at 9:30 p.m.

Vice-Chairman

Secretary