

**HARRAH PLANNING COMMISSION
REGULAR MEETING
DECEMBER 18, 2023**

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The Members for the Harrah Planning Commission met at 6:00 p.m. on Monday, December 18, 2023 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: Chairman Bill Lisby, Vice-Chairman Gary Bolling, Member Cary Lacefield, Member John Adams, and Member Daniel Lay. Absent: None. Others present: City Manager Matt Mears, Danny Trent, and Steve Scalzo. Cary Lacefield led the flag salute and Bill Lisby gave the invocation.

Consent Agenda:

a. Accept and approve the minutes of the [2023.11.20 Special Joint Meeting](#) and [2023.11.20 Regular Meeting](#).

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

Aye: Lay, Bolling, Adams, Lacefield, and Lisby.

Nay: None.

Discussion and action on items removed from the consent agenda. **None.**

Discussion, consideration and possible action regarding:

a. **Public Hearing** on Rezone at NE 23rd and Dobbs. ([Staff Report](#))([Design Statement](#))([Plan Map](#))([Landscaping](#))

Chairman Lisby opened the public hearing at 6:02 p.m. and closed the public hearing at 6:10 p.m. Public comments were about the number of homes and the density of adding 227 homes. Other concerns were sidewalks and open space. City Planner Purvi Patel stated in her staff report that the developer made the changes to the Master Design Statement, Master Development Plan as well as the Master Landscape Plan.

b. Discussion and possible action to recommend to the council to adopt Ordinance No. 2023-15 rezoning property at NE 23rd St. and Dobbs to a PUD.

Motion by Lay to recommend to Council Ordinance No. 2023-15 rezoning property at NE 23rd and Dobbs to a PUD. Second by Lisby. Motion denied.

Aye: Lay and Lisby.

Nay: Lacefield, Adams, and Bolling.

- c. **Public Hearing** on Annexation/Rezone at S. Harrah Rd.(Leesa Smith)([Staff Report](#))

Chairman Lisby opened the public hearing at 6:16 p.m. and closed the public hearing at 6:17 p.m. The applicant is requesting to annex a portion of her property that is in the county and rezone the entire property to C-2. There was no opposition to the request.

- d. Discussion and possible action to recommend [Ordinance No. 2023-18](#) for annexation/rezone at S. Harrah Rd.

Motion by Bolling to recommend to council Ordinance No. 2013-18 for annexation and rezone of property at South Harrah Rd. Second by Adams. Motion carried.

Aye: Bolling, Adams, Lacefield, Lay, and Lisby.

Nay: None.

- e. **Public Hearing** on amending Section 12-352 Planned Unit Development (PUD) Provisions and Requirements.([PUD Code](#))([Staff Report](#))

Chairman Lisby opened the public hearing at 6:19 p.m. and closed the public hearing at 6:22 p.m. Per direction of the City Council and the Planning Commission it is their desire to address Section 12-352 of the Harrah City Code by proposing some amendments to the Planned Unit Development (PUD).

- f. Discussion and possible action to recommend [Ordinance No. 2023-19](#) amending Section 12-352 of the Harrah City Code.

Item F was tabled for additional language to the Ordinance concerning sidewalks, usable open space, density, curbs and gutters, street lighting, etc.

- g. **Public Hearing** on Special Use Permit at 373 Howard.

Chairman Lisby opened the public hearing at 6:35 p.m. and closed the public hearing at 6:45 p.m. The applicant is requesting a Special Use Permit for an outdoor flea market for used cars. This would be on a trial basis and would have to come back to renew the Special Use Permit when it has expired. The Planning Commission recommended the permit would be in use beginning March 1, 2024 and expiring May 31, 2024 with the applicant choosing the one weekend during this period that he will be open to the public and letting the city know what that date will be.

- h. Discussion and possible action to recommend [Special Use Permit](#) at 373 Howard to the city council.([Staff Report](#))

Motion by Lay to recommend to council a Special Use Permit at 373 Howard for a flea market for used cars. Second by Bolling. Motion carried.

Aye: Lay, Bolling, Lacefield, Adams, and Lisby.

Nay: None.

- i. **Public Hearing** on Special Use Permit at 1855 Church Ave.

Chairman Lisby opened the public hearing at 6:49 p.m. and closed the public hearing at 7:00 p.m. The applicant has requested a Special Use Permit to have a U-Haul Vehicle Rental site at 1855 Church. The U-Haul business has been operating for some time. The owner was notified that he needed a Special Use Permit to have the U-Haul business on site.

- j. Discussion and possible action to recommend [Special Use Permit](#) at 1855 Church Ave. to city council. ([Staff Report](#))

Motion by Lay to recommend the Special Use Permit at 1855 Church Ave. for trucks and trailers only. Second by Bolling. Motion carried.

**Aye: Lay, Bolling, Adams, Lacefield, and Lisby.
Nay: None.**

- k. **Public Hearing** on Fence Height Variance at 111 N. Peebly.

Chairman Lisby opened the public hearing at 7:02 p.m. and closed the public hearing at 7:05 p.m. The applicant is requesting a variance to install an 8 ft. fence along the property line at 111 N. Peebly Rd. Section 12-441 Fence Construction Standards allows for variances and gives the Planning Commission the authority to grant variances.

- l. Discussion and possible action to approve [fence height variance](#) at 111 N. Peebly. ([Staff Report](#)).

Motion by Adams to approve the variance for an 8 ft. fence at 111 N. Peebly. Second by Lay. Motion carried.

**Aye: Adams, Lay, Bolling, Lacefield, and Lisby.
Nay: None.**

Comments:

Adams: **Nothing to report.**

Bolling: **Nothing to report.**

Lacefield: **Nothing to report.**

Lay: **Nothing to report.**

Chairman: **thanked Secretary Cindy Pollard who is retiring for her work with the Planning Commission.**

Adjournment:

The meeting of the Harrah Planning Commission adjourned at 7:07 p.m.

Chairman

Secretary