

**MINUTES  
HARRAH PLANNING COMMISSION  
CITY OF HARRAH  
19625 NE 23RD STREET, HARRAH, OKLAHOMA  
REGULAR MEETING & PUBLIC HEARING  
MONDAY, NOVEMBER 17TH, 2025**

Call to Order Chairman Sellers called the meeting to order at 6:00 pm

Roll Call Tina Rodriguez called the Roll

Present:       Jeremy Sellers, Chairman  
                  Daniel Lay, Vice Chair  
                  Cary Lacefield  
                  John Adams  
                  Troy Marshall

Others Present: Gary Bolling, City Planner

Flag Salute was led by Troy Marshall

Invocation was given by Jeremy Sellers

1.       Accept and approve the minutes of 10.20.2025 Regular Meeting.

A motion was made by Lay and seconded by Adams to approve the minutes of 10.20.25 Regular Meeting.

YAY: Adams, Lacefield, Marshall, Sellers, Lay

NAY: None

**Motion Passed**

2.       Accept and approve the minutes of 11.03.2025 Special Meeting.

A motion was made by Marshall and seconded by Lay to approve the minutes of 11.03.25 Special Meeting..

YAY: Lacefield, Marshall, Sellers, Lay

NAY: None

Abstain: Adams

**Motion Passed**

3.       Discussion, consideration and possible action regarding:

Chairman jumped to item d.

- d.   Public Hearing on Permitted on Review application for 301 Bobby Mankin Dr (Staff Report)

Public Hearing opened at 6:02 pm, closed at 6:03 pm.

Joel Meyers, owner of adjacent property stated he had no objections to the permitted use.

- e. Discussion and possible action to approve the Permitted on Review application for 301 Bobby Mankin Dr.

A motion was made by Lay and seconded by Adams to approve the Permitted on Review application for 301 Bobby Mankin Dr.

YAY: Adams, Lacefield, Marshall, Sellers, Lay

NAY: None

**Motion Passed**

- a. **Public Hearing** on Rezone at 1260 S Harrah Rd (Staff Report)

Public Hearing opened at 6:05 pm, closed at 6:21 pm.

Kaitlyn Turner spoke on behalf of the applicant in favor of the property. David Zawisza, owner of the property to the east, spoke against the rezone, with concerns about traffic and drainage. Jeff Brzozowski, owner of the property to the west, spoke against the rezone, with concerns that developers are exploiting the community, issues with the industrial park butted against homes at the north end, issues with the small size of the lots, issues with traffic and drainage.

- b. Discussion and possible action to recommend to the council to adopt **Ordinance No. 2025-18** rezoning property at 1260 S Harrah Rd from R1A, R2A and C1 to PUD

Planning Commission members discussed the PUD Rezone. Adams had concerns about the impact on schools. Lay had concerns about the sidewalks being ADA compliant with short setbacks, that vehicles in driveways would block the sidewalks, wants the commercial siding restrictions separated from the residential restrictions, and wants language to clarify that developer shall include items instead of may. Marshall is concerned about access points and line of sight for traffic on Harrah Road, concerns about the setbacks along the industrial park, no outlined parks or greenspaces. Lacefield wants to have affordable housing for young people but also has concerns about traffic on Harrah road and the sacrifices the developer is requesting. Discussed a list of changes to include dividing the Tract 1 and Tract 2 siding standards, having a prohibition on rollover curbs, screening with a 6 to 8 ft wooden fence between residential and other zoned properties (commercial, industrial, agricultural), and to add street lights. Decision was made that there was too much to consider to make a decision tonight.

A motion was made by Marshall and seconded by Lay to table the item until a Special meeting scheduled for December 1st.

YAY: Lacefield, Marshall, Sellers, Lay

NAY: Adams


**Motion Passed**

- c. Discussion and possible action to recommend approval of the Preliminary Plat for Golden Hills Estate Phase 1. (Staff Report)

Item is contingent on approval of item b. and therefore has been tabled until the Special meeting Scheduled for December 1st.

4. Adjournment

With no further business the meeting adjourned at 7:50 pm

  
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Jeremy Sellers, Chairman

  
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Tina Rodriguez, Secretary

