

**MINUTES
HARRAH PLANNING COMMISSION
CITY OF HARRAH
19625 NE 23RD STREET, HARRAH, OKLAHOMA
SPECIAL MEETING
MONDAY, DECEMBER 1ST, 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 Daniel Lay

Invocation was given by Jeremy Sellers

1. Discussion, consideration and possible action regarding:

- a. 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

Kaitlyn Turner spoke on behalf of the applicant. She discussed the proposed changes to the Master Design Statement and requested modifications on the ADA compliant amenities to change it from one per 300 homes to one per 375 homes. The Board discussed and settled on changing the language to a minimum of 2 different amenities. She asked for a modification on the 8 ft boundary fence to be required where it is adjacent to Industrial property instead of non-residential use. She also asked for a modification requiring the light poles be furnished by OG&E and the Board discussed changing the language to require decorative poles of similar appearance in keeping with other light poles in the city to ensure continuity with the rest of the city and to prohibit plastic covers.

A motion was made by Marshall and seconded by Lay to approve recommending to the council to adopt Ordinance No. 2025-18 with the agreed upon amendments to the design regulations.

YAY: Sellers, Lay

NAY: Adams, Lacefield, Marshall

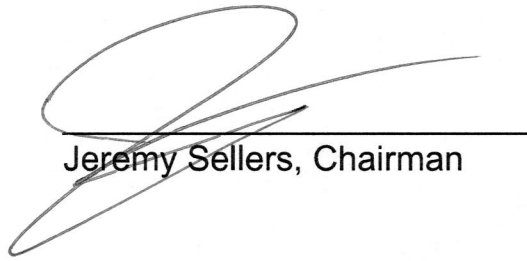
Motion Failed

- b. 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 no action was taken.

2. Adjournment

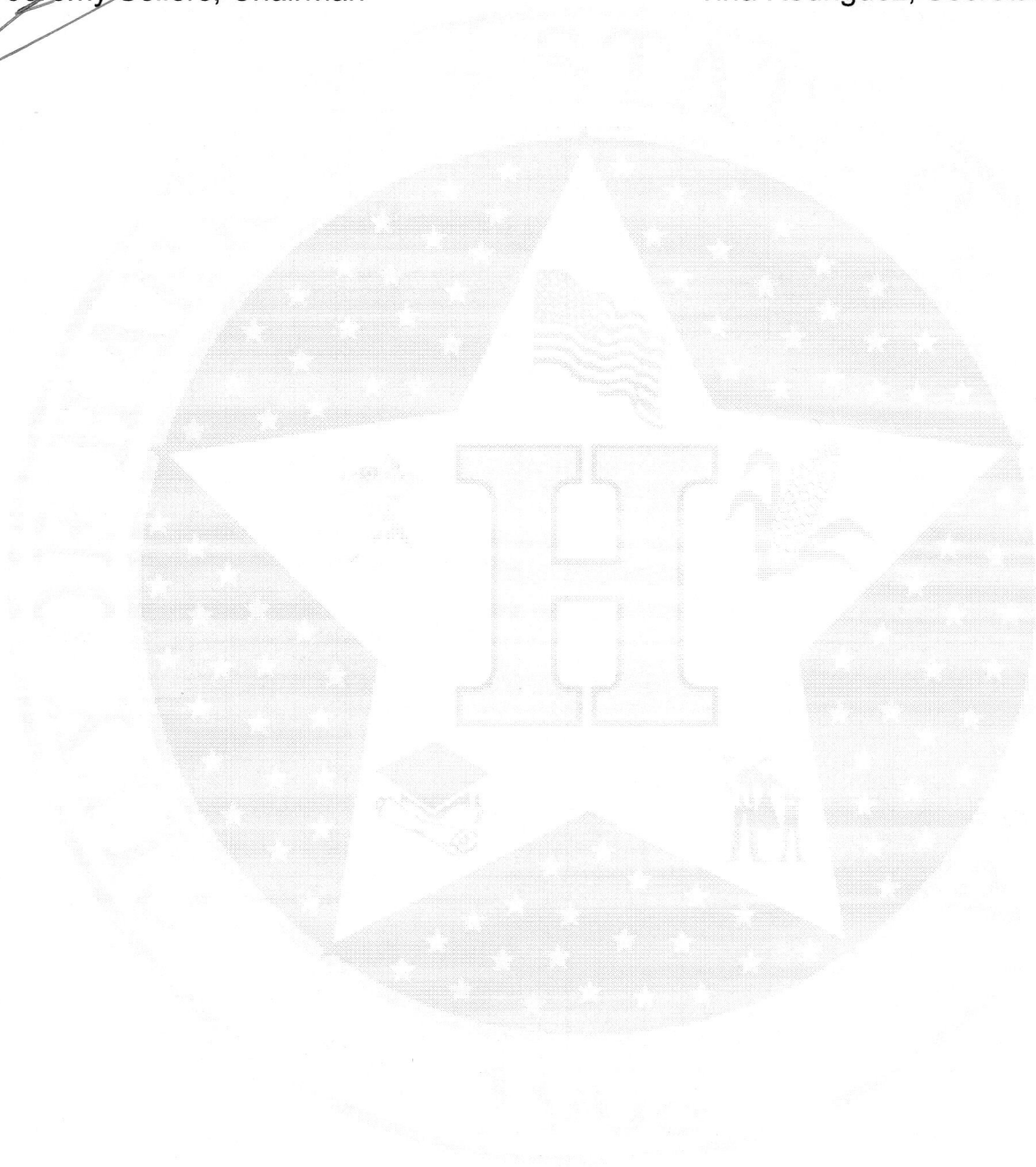
With no further business the meeting adjourned at 6:24 pm



Jeremy Sellers, Chairman



Tina Rodriguez, Secretary



Section 9.8 (Adding this language):

Drive-thru speaker boxes shall be located 50 feet away from any residential district.

Section 9.9 - Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the homeowner's association. There shall be a minimum of one ADA compliant amenity for each 300 homes that may include a playground, basketball court, and/or walking trails.

Section 9.10 - An 8-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any non-residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

Section 9.13 - Streetlights with decorative poles as furnished by OG&E are to be installed at all internal street intersections. A mid-block light with a decorative pole as furnished by OG&E shall be installed along each block with a length in excess of 600 feet. Street name signs of a similar decorative design shall be required.