

**MINUTES  
CITY OF DEL CITY  
PLANNING COMMISSION  
Regular Meeting  
May 23, 2024**

The Planning Commission of the City of Del City met in regular session at City Hall on May 23, 2024, at 6:00 p.m. Public notice of said meeting, setting forth thereon the date, time, place and agenda for the meeting was posted in prominent public view at the principal office of said City, at least forty-eight hours prior to said meeting, excluding Saturdays, Sundays and Holidays legally declared by the State of Oklahoma. Notice of said meeting, setting forth thereon the date, time, place and agenda for the meeting was given to the City Clerk at least forty-eight hours prior to said meeting, excluding Saturdays, Sundays, and Holidays legally declared by the State of Oklahoma. The following actions were included as items on said agenda.

**1. CALL TO ORDER**

*Caruso called meeting to order at 5:59 p.m.*

**2. ROLL CALL:**

Determination of quorum.

Commissioners Present

Michelle Caruso	Joe Satterwhite	Greg Childers
Wendell Kluge	Joshua Shultz	
Terry Parker	Michael Streetman	
Absent	Richard Hutchinson	Sam Turk

**3. PLEDGE OF ALLEGIANCE**

*Led by Caruso*

**4. PUBLIC AND COMMISSIONER INPUT**

(A maximum of fifteen (15) minutes has been set aside for those wishing to discuss non-agenda items. Citizens may speak for a maximum of five (5) minutes during this time. Additional time can be granted at the Chair's discretion.)

*No public input.*

*Kluge invited everyone to the Del Norte Neighborhood Watch meeting every third Thursday at the Community Center.*

*Parker noted that the city was getting ready to make street repairs on Vickie Drive.*

*Childers asked about the burned structure on Vickie and Elmview.*

*Caruso asked about the opening of the new Dollar Tree.*

*Kluge asked about the status of the old Long John Silvers and if anything was slated for that location.*

**5. CONSENT DOCKET**

Discussion, consideration, and possible action to approve or deny the following items by unanimous consent with one motion:

A. Approve Minutes of the April 25, 2024, meeting.

*Parker motioned seconded by Satterwhite to approve the April 25, 2024, meeting minutes.*

*Aye: Caruso, Kluge, Parker, Satterwhite, Shultz, Streetman and Childers*

*Nay: None*

*Motion passed 7-0 to approve April 25, 2024, meeting minutes.*

**6. SPECIAL USE PERMIT PC/UR 665-24**

**409 Hisel Road**

Novis Sarmiento, the owner, has applied for a specific use permit for homebased business located at 409 Hisel Road.

A. Staff Report

*Lehmkuhler presented Staff Report*

B. Public Hearing

Discussion, consideration, possible action to approve/deny holding a public hearing on the above-referenced application for permit.

*Kluge motioned, seconded by Parker to open the public hearing.*

*Aye: Caruso, Kluge, Parker, Satterwhite, Shultz, Streetman and Childers*

*Nay: None*

*Motion passed 7-0 to open the public hearing.*

*Many residents addressed the commission in support of the home-based business. There were no protests against the business.*

*Childers motioned, seconded by Shultz to close the public hearing.*

*Aye: Caruso, Kluge, Parker, Satterwhite, Shultz, Streetman and Childers*

*Nay: None*

*Motion passed 7-0 to close the public hearing.*

**C. Ruling on Application**

Discussion, consideration, possible action to approve, approve with modifications, or deny the above referenced application for a permit for homebased business located at 409 Hisel Road.

*Childers motioned to approve the above referenced application without modifications, seconded by Kluge for a specific use permit to allow for homebased business located at 409 Hisel Road.*

*Aye: Caruso, Kluge, Parker, Satterwhite, Shultz, Streetman and Childers*

*Nay: None*

*Motion passed 7-0, to approve the above referenced application PC/UR 665-24, with staff recommendations.*

**7. COMMISSIONER INPUT**

*There was no commissioner input.*

**8. ADJOURNMENT**

*\*The Commission can recommend approval, approval with conditions, or denial of the application. The Commission can also continue the item to another meeting, allowing for submission of further documentation or a more in-depth review. Applications that are recommended for denial by the Planning Commission continue to the City Council for hearing. The final decision on the application rests with the City Council.*

*Childers motioned, seconded by Kluge to adjourn meeting, meeting was adjourned by unanimous vote.*

APPROVED THIS

30

DAY OF

January

, 2024.

Michene Caruso

Chairman

Joe Satterwhite

Secretary VICE CHAIR