

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION
Regular Meeting
January 30, 2025**

The Planning Commission of the City of Del City met in regular session at City Hall on January 30, 2025, 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

Michelle Caruso Called the meeting to order at 6:00 p.m.

2. Roll Call

Roll Call was taken and the following were the attendees:

Present:

Michelle Caruso
Terry Parker
Joe Satterwhite
Joshua Schultz
Richard Hutchinson

Absent:

Jaque Mooney
Mike Streetman
Wendell Kluge
Sam Turk

There was a quorum and the meeting was held.

3. Pledge of Allegiance

Planning Commissioner Michelle Caruso led the attendees in the Pledge of Allegiance.

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.

Commissioners asked about the progress and update on the Long John Silver's rebuild. Commissioners also questioned the KFC sudden closure and brief discussion about KFC corporate plans via reports.

5. Consent Docket

Discussion, consideration, and possible action to approve, approve with

modifications, or deny the following items:

A. Approve Minutes of the May 23, 2024, meeting.

Joshua Shultz made a motion to approve the consent docket, Joe Satterwhite seconded the motion

A vote was conducted, and the motion to approve the consent docket passed 5-0 (4 absent)

6. PC-PLAT 667-25

901 N. Sooner

Jeffrey Burr, on behalf of Ellsworth Construction Materials, LLC, is seeking to plat 66.20 acres encompassing, and surrounding, 901 N. Sooner Road.

A. Staff Report

Andrew Meyers presented the staff report.

B. Public Hearing

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

Joshua Schultz motioned to open the public hearing; Terry Parker seconded the motion.

A vote was conducted, and the motion to open the public hearing passed 5-0 (4 absent)

Tim Loday, 500 N Vickie Drive. Roadways, paving, construction materials. ATAC, purchased by Ellsworth in 2021. Waste materials from construction into recycling. There is also recycling on the property into concrete and asphalt. Stockpile and crush the waste procedure.

Joshua Schultz made a motion to close the public hearing, Richard Hutchinson seconded the motion.

A vote was conducted, and the motion to close the public hearing passed 5-0 (4 absent)

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Preliminary Plat of Crutcho Creek Farms, LLC.

Joe Satterwhite made a motion to approve PC-PLAT 667-25, the Preliminary Plat for Crutcho Creek Farms, LLC, Joshus Schultz seconded the motion.

A vote was conducted, and the motion to approve PC-PLAT 667-25 passed 5-0 (4 absent)

7. PC-PUD 668-25

Sooner Custom Homes DelCity PUD

The applicant, Shawn Amjad, is requesting a rezoning of the property located at the southwest corner of the intersection of N. Sooner Road and Del Creek Road.

A. Staff Report

Andrew Meyers presented the staff report.

B. Public Hearing

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

Joshus Schultz made a motion to open the public hearing, Richard Hutchinson seconded the motion.

A vote was conducted, and the motion to open the public hearing passed 5-0 (4 absent)

BJ Cooper, concerns about height and apartment buildings directly behind his property.

Shawn Amjad, KFK investments, talked about the private drive and spacing for cars and fences. Road maintenance. Sharing the costs. The property lines will meet the fence line to the west.

Terry Parker made a motion to close the public hearing, Joe Satterwhite seconded the motion.

A vote was conducted, and the motion to close the public hearing passed 5-0 (4 absent)

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Planned Unit Development (PUD) for the property located at the southwest corner of N. Sooner Road and Del Creek Road.

Joshua Shultz made a motion to approve PC-PUD 668-25 with condition/recommendation council confirms that property lines do extend to the end, and this is a private road. Road is far enough away from the fence lines of current properties. Joe Satterwhite seconded the motion.

A vote was conducted and the motion to approve PC-PUD 668-25 with modifications passed 5-0 (4 absent)

8. PC-PLAT 669-25

5526 Tinker Diagonal

Trent Rachel, on behalf of Walmart Real Estate Business Trust, is seeking to plat the property in which Walmart sits in order to construct a fuel station.

A. Staff Report

Andrew Meyers presented the staff report.

B. Public Hearing

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

Joshua Shultz made a motion to open the public hearing, Joe Satterwhite seconded the motion.

A vote was conducted, and the motion to open the public hearing was passed 5-0 (4 absent)

Lydia Leslie, Kimley Horn Representative, talked about the project timeline.

Joe Satterwhite made a motion to close the public hearing, Terry Parker seconded the motion.

A vote was conducted and the motion to close the public hearing passed 5-0 (4 absent)

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Preliminary Plat of Walmart Supercenter #544.

Joe Satterwhite made a motion to approve the PC-PLAT 669-25, the Preliminary Plat of Walmart Supercenter #544, Terry Parker seconded the motion.

A vote was conducted and the motion to approve PC-PLAT 669-25 passed 5-0 (4 absent)

9. PC-ORD 670-25

Del City

The Del City Community Development Department is seeking to update language within the Del City Zoning Ordinance, as well as, updating the commercial fee schedule.

A. Staff Report

Andrew Meyers presented the staff report

B. Public Hearing

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

Joe Satterwhite made a motion to open the public hearing, Joshua Shultz seconded the motion.

A vote was conducted, and the motion to open the public hearing passed 5-0 (4 absent)

There was no one that spoke during the public hearing.

Michelle Caruso made a motion to close the public hearing, Joe Satterwhite seconded the motion.

A vote was conducted, and the motion to close the public hearing passed 5-0 (4 absent)

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Zoning Code and Fee Schedule update.

Joshua Schultz made a motion to approve the zoning code updates, Joe Satterwhite seconded the motion.

A vote was conducted and the motion to approve PC-ORD 670-25 passed 5-0 (4 absent)

10. PC-UR 671-25

4711 and 4713 SE 29th

Germone Abram is seeking a Special Use Permit (SUP) to allow for a tattoo shop.

A. Staff Report

Andrew Meyers presented the staff report

B. Public Hearing

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

Joshua Shultz made a motion to open the public hearing, Joe Satterwhite seconded the motion.

A vote was conducted, and the motion to open the public hearing passed 5-0 (4 absent)

There was no one that spoke during the public hearing.

Michelle Caruso made a motion to close the public hearing, the motion was seconded by Joe Satterwhite.

A vote was conducted and the motion to close the public hearing passed 5-0 (4 absent)

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Special Use Permit to allow a tattoo shop.

Joshua Schultz made a motion to approve PC-UR 671-25, a SUP for a tattoo shop, Terry Parker seconded the motion.

A vote was conducted and the motion to approve PC-UR 671-25 passed 5-0 (4 absent)

11. Commissioner Input

Commissioners gave props to the City for the thorough and well presented information within the agenda packet. Commissioners all said that the timing of the agenda was great for them to prepare for the meeting.

12. Adjournment

Joe Satterwhite made a motion to adjourn the January 30th, 2025, Planning Commission meeting, Richard Hutchinson seconded the motion.

A vote was conducted and the January 30th, 2025, Planning Commission meeting was adjourned at 7:05 p.m.

APPROVED THIS 22 DAY OF May, 2025.

Michelle Caruso
Chairman

Shendell D. Fleg
Secretary