

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION
Regular Meeting
February 27, 2025**

The Planning Commission of the City of Del City met in regular session at City Hall on February 27, 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 to order the meeting at 6:00

2. Roll Call

Roll Call was taken, and the following were the attendees:

Present:

Michelle Caruso

Terry Parker

Joe Satterwhite

Joshua Schultz

Richard Hutchinson

Jacque Mooney

Mike Streetman

Wendell Kluge

Absent:

Sam Turk

There was a quorum and the meeting was held.

3. Pledge of Allegiance

Planning Commission Chairwoman 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.

There was no Public, nor Commissioner, input.

5. Consent Docket

Discussion, consideration, and possible action to approve, approve with modifications, or deny the following items:

A. Approve Minutes of the January 30, 2025, meeting.

Terry Parker 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 8-0 (1 absent)

6. PC-RZ 672-25

2800 Dave Smith Dr.

The applicant, Molly Martin, on behalf of MTM Recognition, is seeking to rezone 2800 Dave Smith Dr. from R-1-D to A-C.

A. Staff Report

City Planner, Andrew Meyers, presented the staff report to the commissioners.

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.

Wendell Kluge made a motion to open the public hearing, Joshua Schultz seconded the motion.

A vote was conducted, and the motion to open the public hearing passed 8-0 (1 absent).

Jim Whey, 2337 Knox Drive, Spoke about MTM getting closer to where he lives. Large trucks going down the road. Deliveries or wrong turn.

Commissioner Kluge asked about trucks and deliveries.

Joshua Shultz 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 8-0 (1 absent)

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the rezoning of 2800 Dave Smith Dr. to A-C, Arterial Commercial, District.

Joshua Schultz made a motion to approve PC/RZ 672-25, the rezoning from R-1-D to A-C for 2800 Dave Smith Drive, Terry Parker seconded the motion. All in favor, motion passes.

A vote was conducted, and the motion to approve PC/RZ 672-25 passed 8-0 (1 absent)

7. PC-SUP 673-25

3615 SE 15th St.

The applicant, Dale Watwood, on behalf of Threefold Collision, is seeking a Special Use Permit (SUP) to allow for an "Automotive and Equipment: Heavy" use in the A-C District.

A. Staff Report

City Planner, Andrew Meyers, presented the staff report to the commissioners.

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.

Wendell Kluge made a motion to open the public hearing, Joshua Schultz seconded the motion.

A vote was conducted, and the motion to open the public hearing was passed 8-9 (1 absent)

Dale Watwood, 3615 SE 15th Street. Talked about opposition letter. Passed around a picture of the property. Will put up a fence and angle the light down, away from the residents. Will put up a commercial fence on the property. Equipment to fix newer cars with sensors.

Commissioner Caruso asked about tow trucks. There will be none on the property.

Fixing in one location, calibrating them here, will go back for finishing touches. Light intensity of use. Noise shouldn't be an issue since it's all inside and the techs won't listen to loud music.

Alignments are done right before delivery.

Terry Parker made a motion to close the public hearing, Jacque Mooney seconded the motion. All in favor

A vote was conducted, and the motion to close the public hearing passed 8-0 (1 absent)

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the SUP for the use classification of "Automotive and Equipment: Heavy" in the A-C District.

Wendell Kluge made a motion to approve PC/SUP 673-25 with the modification that there be no outside storage of any kind, Jacque Mooney seconded the motion.

A vote was conducted, and the motion to approve with modifications PC/SUP 672-25 was passed 8-0 (1 absent)

8. Commissioner Input

Joshua Schultz mentioned that: chamber for boot barn ribbon cutting. Coffee at 8am host of Del City. Off of 44th. Senior citizens prom April 4th 6-8 at community center. May 17th armed forces parade. Neighbors night out June 21st community center. Update on 5501 tinker. Ford funeral home for event. Want to be involved in the community. Vickie and 29th street3 light, N/S bound sitting on red too long. Left from 29th onto Vickie

Joe Satterwhite mentioned that: driving up to stoplight, can see the lights. Vickie and 15th, fix the lights.

Wendell Kluge wanted it to be known: be a good neighbor. Going to boot barn.

Terry Parker mentioned that: 37th and Epperly had some complaints about a portapotty in the front yard.

9. Adjournment

Richard Hutchinson motioned to adjourn, Joshua Schultz seconded the motion.

A vote was conducted, and the motion to adjourn was passed 8-0 (1 absent)

The February 27, 2025, meeting of the Planning Commission meeting was adjourned at 7:16 p.m.

APPROVED THIS 22 DAY OF May, 2025.

Michelle Caruso
Chairman

Wendell D. Kluge
Secretary