

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION
Regular Meeting
May 22, 2025**

The Planning Commission of the City of Del City met in regular session at City Hall on May 22, 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.

AGENDA

1. Call to Order

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

2. Roll Call

Present:

Michelle Caruso
Joe Satterwhite
Joshua Schultz
Jacque Mooney
Richard Hutchinson
Wendell Kluge
Terry Parker
Michael Streetman
Sam Turk

3. Pledge of Allegiance

Commissioner Michelle Caruso led the meeting 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.

Commissioner Wendell Kluge mentioned that the Planning Commission will be getting iPads and that they were incredibly happy about the news.

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.
- B. Approve Minutes of the February 24, 2025, meeting.
- C. Approve Minutes of the April 24, 2025, meeting.

Commissioner Wendell Kluge made a motion to approve the consent docket, Commissioner Terry Parker seconded the motion.

A vote was conducted, the motion was passed unanimously

6. PC-PLAT 682-25

420 Howard

The applicant, Melvin Haynes, on behalf of M Elite Investments, LLC, is seeking to plat a portion of the Northeast Quarter (NE/4) of Section 5.

A. Staff Report

Andrew Meyers, City Planner, gave the staff report on behalf of the City.

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.

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

A vote was conducted, and the motion was passed unanimously. The public hearing was opened.

Donald Ewald, across the street neighbor, got up to speak on the development and concerns rising from this development. These included that he wanted more information on the development, he expressed concerns about the street, parking, the quality of homes built, and that there was not enough room for access.

Melvin Haynes, the applicant, discussed the development and his plans for the property. These included that he was planning on building four (4) single family residences that are between 1700-2200 square feet and they would face south towards 4th Street.

Commissioner Wendell Kluge made a motion to close the public hearing, Commissioner Mike Streetman seconded the motion.

A vote was conducted, and the motion was passed unanimously. The public hearing was closed.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the preliminary plat of 420 S. Howard.

Commissioner Terry Parker made a motion to approve PC-PLAT 682-25 for 420 S. Howard, Commissioner Joshua Schultz seconded the motion.

A vote was conducted, and the motion was passed unanimously.

7. Commissioner Input

Commissioner Terry Parker discussed

Commissioner Mike Streetman talked about how the 2025 Del City graduating class was awesome.

Commissioner Sam Turk made remarks about hoe the format is different than before and that it is improved.

8. Adjournment

Commissioner Michelle Caruso made a motion to adjourn the meeting, Commissioner Joshua Schultz seconded the motion.

A vote was conducted, and the motion was passed unanimously. The meeting was adjourned at 6:30 p.m.

APPROVED THIS

26

DAY OF

June

, 2025.

Michelle Caruso

Chairman

Shantell D. Faye

Secretary