

**MINUTES  
CITY OF DEL CITY  
PLANNING COMMISSION  
Regular Meeting  
June 26, 2025**

The Planning Commission of the City of Del City met in regular session at City Hall on June 26, 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**

Chairwoman Michelle Caruso called the meeting to order at 6:01 p.m.

**2. Roll Call**

**Present:**

Michelle Caruso  
Richard Hutchinson  
Wendell Kluge  
Terry Parker  
Michael Streetman

**Absent:**

Joe Satterwhite  
Joshua Schultz  
Jacque Mooney  
Sam Turk

**3. Pledge of Allegiance**

Chairwoman 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.

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 May 22, 2025, meeting.

Terry Parker made a motion to approve the Consent Docket, Wendell Kluge seconded the motion.

*A vote was conducted, and the motion was passed 5-0 (four (4) absent))*

**6. PC-SUP 683-25**

*3424 Royalwood Circle*

The applicant, Caleb Gaskins, is requesting a Special Use Permit (SUP) in order to have an at home Federal Firearms License (FFL) business.

**A. Staff Report**

Andrew Meyers, City Planner, gave 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.

Wendell Kluge made a motion open the public hearing, Mike Streetman seconded the motion.

*A vote was conducted, and the motion was passed 5-0 (four (4) absent)*

A neighbor, Stefanie Tiller, resident at 3433 Royalwood, expressed some safety concerns about the FFL dealer in a neighborhood.

The applicant, Caleb Gaskins, resident at 3424 Royalwood, addressed these concerns and commissioner concerns. These concerns included that the business would be by appointment only, there would be no testing of the weapons at the residence, it would only be the applicant working, and that the powder for reloading would be stored in a different area.

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

*A vote was conducted, and the motion was passed 5-0 (four (4) absent)*

**C. Ruling on Application**

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the SUP for an at home FFL.

Terry Parker made a motion to approve PC-SUP 683-25, Richard Hutchinson seconded the motion.

*A vote was conducted, and the motion was passed 5-0 (four (4) absent)*

**7. PC-RZ 684-25**

*4615 SE 15<sup>th</sup> Street*

The applicant, Box Law Group, on behalf of Padgham Motor Company, is requesting to

rezone 4415 SE 15<sup>th</sup> from H-C to A-C in order to construct a billboard on the property.

**A. Staff Report**

**B. Public Hearing**

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

**C. Ruling on Application**

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the rezoning of 4415 SE 15<sup>th</sup> Street.

There was an immediate motion to table.

Mike Streetman made a motion to table PC-RZ 684-25, Terry Parker seconded the motion.

*A vote was conducted, and the motion was passed 5-0 (four (4) absent)*

**8. PC-PLAT 685-25**

*Southwest Corner of Sooner Road and Del Creek*

The applicant, Todd D'Amico, on behalf of KFK Investments, LLC, is requesting to replat Block 5, Lot 1 of Del Creek Estates in order to construct nine (9) single family homes to be sold.

**A. Staff Report**

Andrew Meyers, City Planner, gave 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 the preliminary plat.

Terry Parker made a motion to open the public hearing, Richard Hutchinson seconded the motion.

*A vote was conducted, and the motion was passed 5-0 (four (4) absent)*

There was no one that spoke at the public hearing.

Richard Hutchinson made a motion to close the public hearing, Terry Parker seconded the motion.

*A vote was conducted, the motion was passed 5-0 (four (4) absent)*

**C. Ruling on Application**

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Preliminary Plat of the Re-Plat of Del Creek Estates Block 5, Lot 1.

Michelle Caruso made a motion to approve the preliminary plat for PC-PLAT 685-25, Mike Streetman seconded the motion.

*A vote was conducted, and the motion was passed 5-0 (four (4) absent).*

## **9. Commissioner Input**

During the commissioner input there were several commissioners, and city staff, that spoke.

Michelle Caruso asked about chickens within City Limits.

Richard Hutchinson asked about the street lights and if the timing was still based on school being in session.

Wendell Kluge had some comments on the right-of-way on Reno Ave and also Value Village.

There was discussion about potholes behind Cashesaver on 27<sup>th</sup>.

Development Director Kyle Gandy got up to speak on Bulk Trash and the changes coming to the program.

A resident, Demarcus Simms, resident at 3433 Royalwood, had concerns about the clearing of vegetation from near his home, north of Leonhardt.

## **10. Adjournment**

Chairman Michelle Caruso made a motion to adjourn the meeting, Mike Streetman seconded the motion.

*A vote was conducted, the motion was passed 5-0 (four (4) absent)*

The meeting was adjourned at 6:31 p.m.

APPROVED THIS

28

DAY OF

August

, 2025.

Michelle Caruso

Chairman

Wendell Kluge

Secretary