

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION
Regular Meeting
July 24, 2025**

The Planning Commission of the City of Del City met in regular session at City Hall on July 24, 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 6:00 p.m.

2. Roll Call

Present:

Michelle Caruso

Joe Satterwhite

Jacque Mooney

Terry Parker

Michael Streetman

Absent:

Richard Hutchinson

Joshua Schultz

Wendell Kluge

Sam Turk

City Staff – Andrew Meyers, City Planner

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.

Joe Satterwhite made a recommendation of Rex Warlick to replace Commissioner Sam Turk, who resigned.

Michelle Caruso commented on the street repair behind Cash Saver.

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.
- B. Approve Minutes of the June 26, 2025, meeting.

Joe Satterwhite made a motion to table the consent docket, Jacque Mooney seconded the motion.

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

6. PC-RZ 684-25

4615 SE 15th Street

The applicant, Box Law Group, on behalf of Padgham Motor Company, is requesting to rezone 4415 SE 15th 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 15th Street.

This item was withdrawn before the meeting. No action was taken.

7. PC-PLAT 686-25

Orr Nissan

The applicant, Steve Widcer, on behalf of Aaron Leger, is seeking to preliminarily plat the properties that Orr Nissan East encompasses at 5108 SE 15th Street.

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 a Preliminary Plat for Orr Nissan East.

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

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

There was no public input.

Michelle Caruso made a motion to close the public hearing, Joe Satterwhite 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 Preliminary Plat for Orr Nissan East.

Terry Parker made a motion to approve the Preliminary Plat of Orr Nissan East, Joe Satterwhite seconded the motion.

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

8. PC-PLAT 687-25

420 S. Howard- Lady Blue Addition

The applicant, Melvin Haynes, on behalf of M Elite Investments, LLC, is seeking to Plat the property located at 420 S. Howard in order to construct four (4) single-family homes.

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 final plat.

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

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

The applicant, Melvin Haynes, 528 N. Nebraska, spoke on the development. It will be four (4) single family homes facing south, around 2,000 square feet, and will be for sale.

Terry Parker 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 Final Plat of Lady Blue Addition.

Michelle Caruso made a motion to approve the Final Plat of Lady Blue Addition, Joe Satterwhite seconded the motion.

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

9. Commissioner Input

Terry Parker mentioned that there were trees along 27th and 28th streets blocking the view down those streets.

10. Adjournment

Michelle made a motion to adjourn, Jacque Mooney seconded the motion.

A vote was conducted, and the motion was passed 5-0 (four (4) absent); and the meeting was adjourned at 6:15 p.m.

APPROVED THIS 28 DAY OF August, 2025.

Michelle Caruso
Chairman

Montell D. Frazier
Secretary