

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION
Regular Meeting
August 28, 2025**

The Planning Commission of the City of Del City met in regular session at City Hall on August 28, 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; Richard Hutchinson; Joshua Schultz; Wendell Kluge

City Staff Present: Andrew Meyers (City Planner); JD Hock (City Manager); Kellie Wilbanks (Assistant City Manager); Kyle Gandy (Director of Development)

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 input from the meeting

5. Consent Docket

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

- A. Approve Minutes of the June 26, 2025, meeting.
- B. Approve Minutes of the July 24, 2025, meeting.

Wendell Kluge made a motion to approve the Consent Docket, Jacque Mooney seconded the

motion.

A vote was conducted, and the motion passed unanimously.

6. PC-PLAT 688-25

5449 Tinker Diagonal

The applicant, Carla Hackett, on behalf of Walmart Real Estate Business Trust, is seeking to plat the property encompassing Walmart at 5401 Tinker Diagonal.

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 Final Plat of Walmart Supercenter #544.

Joshua Schultz made a motion to open the public hearing, Mike Streetman seconded the motion.

A vote was conducted, and the motion passed unanimously.

There was no Public Input on this item.

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

A vote was conducted, and the motion passed unanimously.

C. Ruling on Application

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

Joshua Schultz made a motion to approve PC/PLAT 688-25. Joe Satterwhite seconded the motion.

A vote was conducted, and the motion passed unanimously.

7. PC-RZ 689-25

3919 Meadowview

The applicant, Renita Ejcofor, on behalf of Renita Phillips, is seeking to rezone the property at 3919 Meadowview from R-1-D to R-4 in order to construct a group home.

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 rezoning of 3919 Meadowview.

Terry Parker made a motion to open the public hearing, Joshua Schultz seconded the motion.

A vote was conducted, and the motion passed unanimously.

Roy Stapleton, 3929 Meadowview, had concerns about on-street parking, more traffic, and that he enjoys living in a residential neighborhood.

Floyd Eason, 3701 SE 15th Street, went over what zoning is and the purpose of zoning, businesses don't belong in residential neighborhoods, there shouldn't be high activity in a residential neighborhood.

Scott Tatum, 4320 Woodedge, asked if "[you] would want to live next to a group home?", Emergency services may be affected and associated vehicle traffic, these are relegated to commercial zones.

Adrian Lewis, 3917 Meadowview, this is a quiet neighborhood, how does this affect surrounding properties, opposed to the zoning change.

Daryl Howard, 3901 E Fairview, real concerns about comings and goings, this could be a negative impact on future development.

Renita (Applicant), 3919 Meadowview, she is a registered nurse and has home health in many places in OKC, elderly citizens are blessed to stay in homes, some people cant afford full long term care.

Gilbert Betts, 4101 Prairie, had concerns about breaking up a family unit, the increased traffic, and if the development would bring more crime to the area.

Danielle and Wesley Thompson, 3932 Meadowview, had concerns about if it was guaranteed to stay a group home for the elderly. They also wanted the zoning to stay the same.

Ana Maria, 205 Branch, mentioned that she had concerns about the schedules and comings/goings of the development. She asked if anyone would want to purchase a home next to a group home.

Wendell Kluge echoed the comments made earlier by everyone. He mentioned that this as a quiet neighborhood and that the increased traffic would be disturbing.

Michelle Caruso said that there should be separate areas for developments.

Joshua Schultz echoed what the mayor said and that this could be an issue down the line if this were to be approved.

Joe Satterwhite said that this should be R-1-D and that the comprehensive plan that the City spent money on clearly states that.

Joshua Schultz made a motion to close the public hearing, Jacque Mooney seconded the motion.

A vote was conducted, and the motion passed unanimously.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the rezoning of 3919 Meadowview.

Michelle Caruso made a motion to deny PC/RZ 689-25, Jacque Mooney seconded the motion.

A vote was conducted, and the motion passed 7-0 (one (1) abstain).

8. PC-RZ 690-25

901 N. Sooner

The applicant, Jeffery Burr, on behalf of Ellsworth Construction, is seeking to rezone a portion of land encompassing 901 N. Sooner in order to have the entire property the same zoning district; I-2.

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 rezoning of the property encompassing 901 N. Sooner.

Wendell Kluge made a motion to open the public hearing, Terry Parker seconded the motion.

A vote was conducted, and the motion passed unanimously.

Floyd Eason, 3701 SE 15th Street, mentioned that this would open the door for asphalt plants that smell horrible, and that an OKC councilperson supported Del City and that Del City should do the same.

Jeffrey Burr, 2164 Burr Lane, said that this would not be an asphalt plant and that it would just be a crushing facility. There are no plans for an asphalt plant.

Joshua Schultz made a motion to close the public hearing, Mike Streetman seconded the motion.

A vote was conducted, and the motion passed unanimously.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the rezoning of the property encompassing 901 N. Sooner.

Joe Satterwhite made a motion to deny PC/RZ 690-25, Joshua Schultz seconded the motion.

A vote was conducted, and the motion passed unanimously.

9. Commissioner Input

Wendell Kluge asked about the development off of Second Street.

Joshua Schultz talked about the Chamber Fill the Bus, that school is back in session, and that there would be the Charity Auction on September 26, 2025.

10. Adjournment

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

A vote was conducted, and the motion passed unanimously.

The August 28, 2025, meeting of the Del City Board of Adjustment was adjourned at 6:44 p.m.

APPROVED THIS 23 DAY OF October, 2025.


Chairman


Secretary