

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

The Planning Commission of the City of Del City met in regular session at City Hall on September 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; Jacque Mooney; Joe Satterwhite; Joshua Schultz; Michael Streetman; Walter Jacques.

Absent: Richard Hutchinson; Wendell Kluge; Terry Parker

Staff Present: 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.

There was no public, nor commissioner, input at this time.

5. Consent Docket

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

A. Approve Minutes of the August 28, 2025, meeting.

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

motion.

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

6. PC-SUP 691-25

4216 E Reno

The applicant, Rickey Thomas III, is requesting a Specific Use Permit in order to run a church in the R-1-D zoning district.

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 SUP for a church.

Joe Satterwhite made a motion to open the public hearing, Jacque Mooney seconded the motion.

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

The applicant was not present; however there were some questions from commissioners.

Commissioners asked about the SUP process and why the development needed a SUP.

Joshua Shultz made a motion to close the public hearing, Joe Satterwhite seconded the motion.

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

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the SUP for a church.

Joshua Schultz made a motion to approve PC-SUP 691-25, Michael Streetman seconded the motion.

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

7. PC-SUP 692-25

5501 Main Street, Ste 104

The applicant, Yu Lan, is requesting a Specific Use Permit to sell alcohol on premises at a restaurant.

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 an SUP for on premise alcohol.

Joshua Schultz made a motion to open the public hearing, Joe Satterwhite seconded the motion.

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

There was no public input during the public hearing

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

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

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the SUP for on-premise alcohol sales.

Joshua Schultz made a motion to approve PC-SUP 692-25, Jacque Mooney seconded the motion.

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

8. Commissioner Input

Joshua Schultz talked about the Hall of Fame Auction on Friday September 26, 2025. October 4, 2025, there is the Family Fiesta in Del City. October 7th is the Grand Opening of Chicken Salad Chick. There is a Blood Drive with DCHS that will be held in the John Smith Fieldhouse. October 14, 2025, is the Grand Opening for the Walmart Fuel Station. Trunk or Treat is at Integris in Del City on October 25, 2025.

Jacque Mooney had a question about 3400 E Reno and what was going on at the property.

Joe Satterwhite gave props to the streets department for getting Vickie Drive complete.

Michael Streetman mentioned that DCHS placed 8th out of 18th at Deer Creek band festival. DCHS also won the last football game 54-0.

9. Adjournment

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

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

The September 24, 2025, Planning Commission meeting was adjourned at 6:19 p.m.

APPROVED THIS 23 DAY OF October, 2025.

Michelle Caruso
Chairman

Shirley D. Gray
Secretary