

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION
Regular Meeting
October 23, 2025**

The Planning Commission of the City of Del City met in regular session at City Hall on October 23, 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; Jacque Mooney; Joe Satterwhite; Michael Streetman; Walter Jacques; Richard Hutchinson; Wendell Kluge; Terry Parker

Absent: Joshua Schultz

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.

Mike Streetman mentioned that Del city took delivery of the new Trash Trucks.

Wendell Kluge mentioned that the Shop with a Cop event was this evening at the local McDonalds and it starts at 6:00 p.m. He also wanted everyone to get involved with the neighborhood watches around the City.

Michelle Caruso talked about Halloween at Integris on the 25th from 4 to 7 p.m.

Jacque Mooney had questions about 4801 SE 15th Street.

Terry Parker mentioned that there was a Trunk or Treat from 6-7:30 p.m.

Joe Satterwhite, Michelle Caruso, and Terry Parker all mentioned the light at 15th and Vickie. These are ODOT lights, not city owned.

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.
- B. Approve Minutes of the September 24, 2025 meeting.

Wendell Kluge 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-PLAT 693-25

Sooner Custom Homes

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

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 Del Creek Estates, Lot 1, Block 5.

Jacque Mooney made a motion to open the public hearing, Mike Streetman seconded the motion.

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

There was no public input.

Michelle Caruso 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 Final Plat of Del Creek Estates, Lot 1, Block 5.

Michelle Caruso made a motion to approve PC-PLAT 693-25, Joe Satterwhite seconded the motion.

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

Commissioner Joshua Schultz arrived to the meeting.

Michelle Caruso made a motion to recess, Joe Satterwhite seconded the motion.

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

Joshua Schultz joined the commissioners.

Terry Parker made a motion to reconvene, Jacque Mooney seconded the motion.

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

7. PC-ORD 694-25

Del City

The applicant, Del City Community Development, is seeking to amend Chapter 10: Licenses and Business Regulations by creating Article VI: Mobile Food Vendors.

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 ordinance creation for Mobile Food Vendors.

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

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

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 unanimously.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the ordinance creation for Mobile Food Vendors.

Joshua Schultz made a motion to approve PC-ORD 694-25, Joe Satterwhite seconded the

motion.

Wendell Kluge had one piece of discussion: that it is better a permit will not be in the way of food trucks.

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

8. PC-ORD 695-25

Del City

The applicant, Del City Community Development, is seeking to amend Chapter 16: Planning and Development by creating Article VIII: Temporary Land Use

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 ordinance creation for Temporary Land Use.

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

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

There was no public input.

Michelle Caruso made a motion to close the public hearing, Terry Parker 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 ordinance creation for Temporary Land Use.

Michelle Caruso made a motion to approve PC-ORD 695-25, Terry Parker seconded the motion.

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

9. PC-SB 696-25

3220 Longridge

The applicant, Grimaldo Goicochea, is seeking to build a new construction house at 3220 Longridge, which is in the Storybook Ranch Preservation District.

A. Staff Report

Andrew Meyers, City Planner, gave the staff report.

B. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Residential Building Permit for 3220 Longridge.

The commissioners allowed the applicant to speak on the costs associated with compliance with Storybook Ranch.

Wendell Kluge mentioned that the applicant was building this house to eventually sell. That the City has been inconsistent with other homes in the area.

Joshua Schultz asked why Story Book Ranch is a preservation district.

Jacque Mooney questioned if the preservation district was making it better and more uniform.

Michelle Caruso made a motion to table PC-SB 696-25, Wendell Kluge seconded the motion.

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

10. Commissioner Input

Several commissioners had concerns about potholes along 27th, 29th, and 44th streets.

Terry Parker complimented Willis Landscaping for their edging on Vickie.

Joe Satterwhite complimented the streets department for their work just north of 29th on Vickie.

Michelle Caruso and Joshua Schultz mentioned that a stop sign has been moved near Glenn Ave.

Walter Jacques mentioned that Sunnyslane and Reno has been cleaned up as well as Sunnyslane and I-40. Gave props to the SHINE Crew.

11. 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 October 23, 2025, Planning Commission meeting was adjourned at 7:01 p.m.

APPROVED THIS 22 DAY OF January, 2026. ^(MC)
Michelle Caruso
Chairman

Stendell D. King

Secretary