

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION
Special Meeting
November 20, 2025**

The Planning Commission of the City of Del City met in special session at City Hall on November 20, 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 6:02 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.

There were no comments.

5. Consent Docket

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

A. Approve Minutes of the October 23, 2025 meeting.

This item was tabled until the next regularly scheduled meeting.

6. 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.

Jacque Mooney made a motion to approve PC-SB 696-25, Richard Hutchinson seconded the motion.

The Commissioners did have some discussion before the vote.

It was brought up that the cost for cosmetics was around \$6,200.

There was some discussion around the fact that there have been other homes built in the area without restrictions. That there is a special permit for the Storybook Ranch Preservation District that the applicant did not receive. It is unfair for the City to require additional work that was not presented at the beginning.

Joe Satterwhite mentioned that there are differences between how a home looks and how it functions. The City must determine if they want homes there and that these are unique home builds.

Wendell Kluge mentioned that there were several applicants that there were several applicants, when Storybook Ranch was created, that were denied based on these requirements. They were following rules because they knew about them. If there is no City buy-in, there wont be citizen buy in. All the permits that were denied by the City when the preservation district was created should be allowed to resubmit the applications.

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

7. Commissioner Input

There was some commissioner input such as: they wish every meeting was that easy, what they are going to do with Storybook Ranch, did the council vote on this, tornado could wipe out the entire neighborhood and would those restrictions hinder redevelopment.

8. Adjournment

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

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

The November 20, 2025, Special Planning Commission Meeting was adjourned at 6:25 p.m.

APPROVED THIS 22 DAY OF January, 2026

Michelle Caruso
Chairman

Andrew D. Flynn
Secretary