

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION
Regular Meeting
January 22, 2026**

The Planning Commission of the City of Del City met in special session at City Hall on January 22, 2026, 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; Michael Streetman; Richard Hutchinson; Terry Parker

Absent: Joshua Schultz; Walter Jacques; Wendell Kluge

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.
- B. Approve Minutes of the November 20, 2025, special meeting.

Terry Parker made a motion to approve the consent docket, Jacque Mooney seconded the motion.

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

6. PC-PLAT 697-26

Ellsworth Materials

The applicant, Jeffrey Burr, on behalf of Ellsworth Materials, is requesting to plat a portion out of the Northeast Quarter of Section 32.

A. Staff Report

Andrew Meyers 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 of Crutch Creek Farms.

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

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

Frank, 5525 Crooked Creek, spoke about the asphalt plant and how this company has come before the commission previously. He mentioned that the public notice mentioned asphalt plant and that this will be an asphalt plant. He went further to say that the smell is not good for the health, safety, and welfare of surrounding residents.

Scott Tatum, 4370 Woodedge, said that the commission is not voting on approving a change, and that all uses are available to the applicant in the zoning district they are located in. Mr. Tatum also mentioned that there were several schools and housing developments within a mile radius of the proposed site.

Jeff Burr, 21064 Burr Lane, was there as the applicant and spoke about how this will be a recycle yard and not an asphalt plant. This would consist of reduced cost aggregate and there would be dust control measures in place. This would not become an asphalt plant due to the fact that the company has purchased, and developed, a new site for their asphalt plant.

Jacque Mooney, Planning Commissioner, spoke about asphalt plants and the hydrocarbons they produce that are released into nature and a detriment to surrounding life.

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 Preliminary Plat for Crutcho Creek Farms.

Michelle Caruso made a motion to deny the Preliminary Plat for Crutcho Creek Farms, Jacque Mooney seconded the motion.

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

7. PC-PLAT 698-26

Orr Nissan

The applicant, Troy Dee, is requesting to Final Plat the property that houses Orr Nissan East. The Plat would combine four (4) existing lots into one (1) lot to reflect the concurrent land use and ownership.

A. Staff Report

Andrew Meyers gave the staff report.

B. Public Hearing

Discussion, consideration, and possible action to approve or deny holding a public hearing on the above-referenced Final Plat for Orr Nissan.

Richard Hutchinson 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, 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 Final Plat for Orr Nissan.

Joe Satterwhite made a motion to approve the Final plat for Orr Nissan, Terry Parker seconded the motion.

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

8. PC-PLAT 699-26

Van Eaton Ready Mix

The applicant, Troy Dee, is requesting to Final Plat the property that houses Orr Nissan

East. The Plat would combine four (4) existing lots into one (1) lot to reflect the concurrent land use and ownership.

A. Staff Report

Andrew Meyers gave the staff report.

B. Public Hearing

Discussion, consideration, and possible action to approve or deny holding a public hearing on the above-referenced Preliminary Plat for Van Eaton Ready Mix.

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

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

Mike Streetman was concerned about the ready mix trucks going over the bridge on Vickie.

Jordan Evertt, 1109 Green Belt, a representative of the applicant, spoke about how the trucks are about 24-25 tons when empty and around 43 tons when fully loaded. These trucks wouldn't go south towards the bridge due to no access that way. Currently there is a cement terminal around 4th street that they would use.

Terry Parker 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 Preliminary Plat for Van Eaton Ready Mix.

Joe Satterwhite made a motion to approve the Preliminary Plat for Van Eaton Ready Mix, Terry Parker seconded the motion.

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

9. Commissioner Input

Joe Satterwhite spoke about the street painting on 24th from Bryant to Sunnyslane. Action Safety is painting the street. This will start as soon as the weather clears.

10. Adjournment

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

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

APPROVED THIS

26 DAY OF March, 2026.

Michele Caruso

Chairman

Wendell D. J. Gray
Secretary