

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION
Regular Meeting
April 23, 2026**

The Planning Commission of the City of Del City met in special session at City Hall on April 23, 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; Joshua Schultz; Walter Jacques; Wendell Kluge

Absent: Richard Hutchinson; 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.

5. Consent Docket

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

A. Approve Minutes of the March 26, 2026, regular meeting.

Joshua Schultz made a motion to approve the consent docket, Wendell Kluge seconded the

motion.

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

6. PC-PLAT 702-26

Ellsworth Materials

The applicant, Jeff Burr, on behalf of Ellsworth Materials, is requesting to plat approximately 66.2 acres of land out of the Northeast Quarter of Section 32 for a recycling plant.

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 Crutch Creek Farms Addition.

Walter Jacques made a motion to open the public hearing, Joshua Schultz seconded the motion.

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

Frank, 5525 Crooked Creek Drive, spoke about his concerns for the property becoming an asphalt plant. He then asked about different uses for the property from the approval of this plat. He also talked about lower property values and a health hazard.

Dan House, 2212 N Moore Ave, reiterated that this development would be a crushing facility and not an asphalt plant. This will be a facility that takes broken concrete and asphalt from other jobs and crushes the material to be used as aggregate under roads and driveways.

Walter Jacques had some questions about the noise levels and how the concrete would be crushed. He also asked if for some reason the roads would be messed up (he gave the example of Sunnyside North of Reno) would the company be open to remediating those damages.

Joshua Schultz made comments about the DEQ part in the development and if there were any concerns with water quality and runoff. He also asked about mitigation from the dirt work involved.

Michelle Caruso made comments about the timeframe trucks would be entering and exiting the property. These times are 7am-5pm. There will be no afterhours sales.

Jacqueline Mooney made comments about some of the metal that can be found in concrete. The applicant explained that there is a method to mitigate the metal in the crusher.

Walter Jacques made a motion to close the public hearing, Joshua Schultz seconded the motion.

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

Joshua Schultz made a motion to recess, Wendell Kluge seconded the motion.

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

Commissioner Terry Parker joined the meeting at 6:19 p.m.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Final Plat of Crutch Creek Farms Addition.

Walter Jacques made a motion to approve PC/PLAT 702-26 Crutch Creek Farms Addition, Jacque Mooney seconded the motion.

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

7. Commissioner Input

Joshua Schultz mentioned that there was a neighbors night out on the 25th of this month from 4-8 p.m. May 16th is the armed forces day parade. This will start at 9:45 a.m. with the National Anthem and the parade will start at 10:00 a.m. Friday June 12th there is a nonprofit expo from 9am to 2pm. There will need to be a neighborhood alliance created.

Wendell Kluge mentioned that the Rose Lane grant project was underway and gave City Staff commendation. He also talked about the CERI overview.

8. Adjournment

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

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

The April 23, 2026, Planning Commission meeting was adjourned at 6:32 p.m.

APPROVED THIS 23 DAY OF July, 2026.

Michelle Caruso
Chairman

Wendell D. Kluge
Secretary