

**MINUTES
CITY OF DEL CITY
PLANNING COMMISSION**

Regular Meeting

August 27, 2026

The Planning Commission of the City of Del City met in special session at City Hall on August 27, 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; Julie Glisson; Walter Jacques; Hezekiah Miles; Terry Parker

Absent: 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 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 July 23, 2026, regular meeting.

Jacque Mooney made a motion to approve the consent docket, Walter Jacques seconded the

motion.

A vote was conducted, and the motion was passed unanimously (8-0).

6. PC-SUP 705-26

Perspective Learning Academy

The applicant, Myrtle Woodberry, on behalf of Beulah Woodberry, is requesting a Special Use Permit (SUP) in order to run a childcare facility in a residentially zoned neighborhood at 4016 Bismarc.

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 a Childcare Center in the R-1-D District.

Julie Glisson made a motion to open the public hearing, Walter Jacques seconded the motion.

A vote was conducted, and the motion was passed unanimously (8-0).

Myrtle Woodberry, 201 Woodcrest Ave Apt 2504, mentioned that the hours would be from 6:00 am to 6:00 pm; there would be no buses or transportation, just parents dropping off/picking up. Myrtle does not live in the residence, and does not own the home. There would be some fund raisers throughout the year for the students. There would be one teacher, Miss Woodberry, for all seven (7) children.

Some of the commissioners had questions that were answered throughout the speech Miss. Woodberry gave.

Terry Parker 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 Perspective Learning Academy.

Michelle Caruso made a motion to deny PC-SUP 705-26 due to them not meeting the regulations as set forth in the Del City Zoning Code, Jacque Mooney seconded the motion.

A vote was conducted, and the motion was passed unanimously (8-0).

7. PC-SUP 706-26

Shepards Fold Ministries

The applicant, Steven Conley, is seeking a Special Use Permit to allow for a church in the R-1-D District at 3930 SE 27th Street.

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 Special Use Permit for Shepards Fold Ministries.

Joe Satterwhite made a motion to open the public hearing, Walter Jacques seconded the motion.

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

Steven Conley, 1909 NW 59th St, mentioned that he, and his church, are looking to move from up off of Reno to this new location off of 27th. He said that the church had been in business for 22 years. Mr. Conley doesn't anticipate any adverse effects, in fact, he wants to be a blessing to the City of Del City.

Walter Jacques made a motion to close the public hearing, Julie Glisson seconded the motion.

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

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

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

The Planning Commission was recessed at 6:13 p.m for one (1) minute in order for one of the Commissioners, Wendell Kluge, to join the horseshoe.

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the application for a Special Use Permit for Shepards Fold Ministries.

Mike Streetman made a motion to approve PC-SUP 706-26, Julie Glisson seconded the motion.

A vote was conducted, and the motion was passed unanimously (9-0).

8. PC-PLAT 707-26

Del City Shops

The applicant, Timothy Remy, is requesting to plat approximately 1.034 acres out of the Southeast Quarter of Section 8, Township 11 North, Range 2, West of the Indian Meridian, Oklahoma County, Oklahoma.

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 Del City Shops.

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 (9-0).

Tim Remy, the applicant, got up to speak about the plat. He is doing this to satisfy the requirements within our zoning code. This property does have tenants in the buildings.

Michelle Caruso made a motion to close the public hearing, Julie Glisson seconded the motion.

A vote was conducted, and the motion was passed unanimously (9-0).

C. Ruling on Application

Discussion, consideration, and possible action to approve, approve with modifications, or deny, the Preliminary Plat of Del City Shops.

Joe Satterwhite made a motion to approve PC-PLAT 707-26, Wendell Kluge seconded the motion.

A vote was conducted, and the motion was passed unanimously (9-0)

9. Commissioner Input

The commissioners had some input on the potholes being filled throughout the city as well as a missing fire hydrant. They also asked a few questions about Arvest Tower.

10. Adjournment

Michelle Caruso made a motion to adjourn the meeting, Julie Glisson seconded the motion.

A vote was conducted, and the motion was passed unanimously (9-0).

The August 27, 2026, Planning Commission meeting was adjourned at 6:20 p.m.

APPROVED THIS

24 DAY OF September, 2026.

Michelle Caruso
Chairman

Sharon Hall D. Kluge
Secretary