

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING BOARD
TUESDAY, MAY 12, 2009**

A regular meeting of the Planning and Zoning Board of the City of Clinton, Oklahoma, was held on Tuesday, May 12, 2009 at 9:00am in the City of Clinton Council Room, City Hall. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on May 7, 2009.

Members Present were: Doyce Walker, Jay Wyer, Julie Strong, Mariela Acosta and Corky Heard
Others Present: Charles Fry, Teresa Krewall, Lisa Anders, Steve Holloway, Bruce Hubbard, Kim Hammond, and others.

2. CONSIDER MINUTES OF APRIL 14, 2009 MEETINGS

Motion was made by Julie Strong and seconded by Doyce Walker to approve the minutes of the previous meeting as presented.

Chairman put the motion to roll call vote:

Aye: Strong, Walker, Acosta, Wyer, Heard
Nay: None

Chairman declared motion carried.

3. CONSIDER REQUEST OF BRUCE HUBBARD-KIMBERLYN FOODS FOR A USE PERMITTED ON REVIEW TO ALLOW FOR THE OPERATION OF A BUSINESS CONSISTING OF FOOD PREPARATION AND SALE IN LOT 1, BLOCK 4, AMENDED PLAT OF WILSON'S ADDITION TO THE CITY OF CLINTON, CUSTER COUNTY, OKLAHOMA.(900 SOUTH 10TH)

Chairman Heard asked Mr. Hubbard to describe his plans for the property.

Mr. Hubbard said he is using the warehouse for the storage of spices and plans to prepare foods for sale out of a cooking rig that will be in front of the building on Wednesdays, Thursdays and Fridays.

Julie Strong asked if the City Code would allow for this type of business.

Building Inspector Charles Fry said with the proper permitting, it would be permissible. He said Mr. Hubbard had purchased vendor licenses in the past and set up at various locations in Clinton in the past.

Motion was made by Mariela Acosta and seconded by Julie Strong to approve the Use Permitted on Review to allow for the operation of a business consisting of food preparation and sale at 900 South 10th.

Chairman put the motion to roll call vote:

Aye: Mariela Acosta, Julie Strong, Jay Wyer, Doyce Walker, Corky Heard
Nay: None

Chairman declared motion carried.

4. CONSIDER REQUEST OF MESA ADVERTISING, AGENT OF FARMRAIL CORPORATION, FOR A PLOT PLAN AND USE PERMITTED ON REVIEW FOR THE CONSTRUCTION OF A 10 X 20 BILLBOARD IN THE SE/4 OF SECTION 15 TOWNSHIP 12 NORTH, RANGE 17 W.I.M. IN CLINTON, CUSTER COUNTY, OKLAHOMA (1501 W GARY BLVD.)

Chairman Heard explained that the Board of Adjustment had just granted a variance for the construction of a billboard in the I-1 zoning. The Plot Plan for the construction site was reviewed.

Motion was made by Doyce Walker and seconded by Mariela Acosta to approve the Plot Plan and Use Permitted on Review for the construction of a billboard at 1501 W. Gary Boulevard.

Chairman put the motion to a roll call vote:

Aye: Walker, Acosta, Wyer, Strong, Heard
Nay: None

Chairman declared the motion carried.

5. CONSIDER REQUEST OF KIM AND JENNIFER HAMMOND TO REZONE A PARCEL OF LAND INCLUDING LOTS 1-10, BLOCK 43, MAKER 'S SECOND ADDITION IN CLINTON, CUSTER COUNTY, OKLAHOMA FROM R-1 (SINGLE FAMILY DISTRICT) TO R-2 (TWO-FAMILY DISTRICT)

Chairman Heard asked Mr. Hammond to explain his plans and reason for asking for the rezoning of this property.

Mr. Hammond said the plans are to building a child care center with approximately 4,000 square feet. He said the Department of Human Services sets guidelines on the number of square feet based on the number of children being served. He said the plans are for the caring of approximately 60 children at the new facility.

Julie Strong asked if these are currently empty lots.

Chairman Heard said the lots are empty. He asked Mr. Hammond who would be constructing the metal building.

Mr. Hammond said the contract had not been confirmed. He said they wanted to make sure the zoning was appropriate before they went any further. He said they have purchased the property and plan on construction within the next 12 months.

Chairman Heard said he did not have a problem with rezoning but was concerned if the plans should fall through in the next 12 months that the property would be rezoning for something other than single family dwellings.

City Clerk Lisa Anders reported that all property owners within 300 feet were notified and no one had responded to the notification.

Mr. Hammond said he currently operates Bright Minds Child Care Center. They plan to relocate that business and expand it from caring for 30 children to 60 children. He said they have decided on a Morton Building and are discussing financing with Wells Fargo.

Motion was made by Julie Strong and seconded by Doyce Walker to recommend the rezoning of Lots 1-10, Block 43 of Maker's Second Addition from R-1 to R-2 to allow for the construction of a child care center.

Chairman Heard put the motion to a roll call vote:

Aye: Strong, Walker, Acosta, Wyer, Heard

Nay: None

Chairman declared the motion carried.

6. ADJOURN

Motion was made by Doyce Walker and seconded by Jay Wyer to adjourn the meeting.

Chairman Heard put the motion to a roll call vote:

Aye: Walker, Wyer, Acosta, Strong, Heard

Nay: None

Chairman declared the meeting adjourned at 9:25 a.m.