



# Minutes

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PLANNING COMMISSION  
Regular Meeting 6:00 P.M. Thursday  
28 August 2025  
Blanchard Municipal Courthouse  
300 N. Main Street  
Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE PLANNING COMMISSION'S AGENDA WILL CONSIST OF THE FOLLOWING FOR THE DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION, INCLUDING, BUT NOT LIMITED TO, THE APPROVAL, DENIAL, AMENDMENT, REVISION, OR CONDITIONAL APPROVAL, IN WHOLE OR IN PART OF THE FOLLOWING AGENDA ITEMS:

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## A. MEETING CONVENED

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1. Call to Order by Jeff Clay at 6:00PM
  2. Roll Call: Jimmy Franklin~absent; Les Franklin~present; Steve Vancamp~present; Jeff Clay~present
  3. Determination of Quorum: 3 present, 1 absent

Resignation of Connie Armstrong on August 25, 2025 announced

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## B. BUSINESS AGENDA

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The following item(s) are hereby designated for discussion, consideration and take INDIVIDUAL action as deemed necessary.

1. Public Hearing

To conduct a public hearing in consideration of a zoning reclassification from the S-1 Suburban zoning district to C-5 Automotive & Commercial Recreation District. zoning district on a parcel located at 1402 W Veterans Memorial Highway. A tract of land located in the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eight (8) North, Range Five (5) West of the Indian Meridian, Grady County, Oklahoma

The hearing opened at 6:01P.M.

Requesting S1 to C5 zoning. When property was purchased he believed it was already a commercial property. It wasn't. He is asking the commission to approve rezone so that he can sell property to an investor.

For application within 300ft~None; Against application within 300ft~None

For application outside of 300ft~None; Against application outside of 300ft~None.

The hearing closed at 6:05P.M.

**Resolution.**

Discussion, consideration, possible action and/or amendments on Resolution 2025-17, recommending approval or denial of a zoning reclassification from the S-1 Suburban zoning district to C-5 Automotive & Commercial Recreation District. zoning district on a parcel located at 1402 W Veterans Memorial Highway. A tract of land located in the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eight (8) North, Range Five (5) West of the Indian Meridian, Grady County, Oklahoma

Indian Meridian, Grady County Oklahoma.

Dustin Downey answers questions from commissioners.

Motion to recommend approval of Resolution 2025-17 by Steve Van Camp; Second by Les Franklin.

Steve VanCamp~aye; Les Franklin~aye; Jeff Clay~aye; Jimmy Franklin~absent

2. **Resolution.**

SKH rezone Resolution 2025-18

There is no sanitary sewer available. Sanitary sewer must be available in the R1 District. Rezoning to R-1 would create spot zoning and nonconformities.

Motion to recommend denial of Resolution 2025-18 Jeff Clay; Second by Les Franklin.

Steve VanCamp~aye; Les Franklin~aye; Jeff Clay~aye; Jimmy Franklin~absent

**3. Resolution.**

**2025-19 SKH S1 to R1 rezone request**

**Motion to recommend denial by Jeff Clay; Second Les Franklin.**

Steve VanCamp-aye; Les Franklin-aye; Jeff Clay-aye; Jimmy Franklin-absent

**4. Resolution 2025-20**

**Typical Engineering Specs for City Of Blanchard**

**Motion to recommend approval of Resolution by Steve Van Camp;  
Second Les Franklin.**

Steve VanCamp-aye; Les Franklin-aye; Jeff Clay-aye; Jimmy Franklin-absent

**5. Bridgesong Preliminary Plat**

**Motion to table until this is to be brought back with all additional information  
from the engineer of Bridgesong by Jeff Clay; Second by Steve Van Camp.**

Steve VanCamp-aye; Les Franklin-aye; Jeff Clay-aye; Jimmy Franklin-absent

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**C. CONSENT AGENDA**

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The following item(s) are hereby designated for approval, acceptance, or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order:

1. Approval of Minutes for the regular meeting of July 24, 2025.

2. Acknowledgement of Attendance Report.

Motion to approve by Steve Van Camp; Second by Les Franklin;  
Steve VanCamp-aye; Les Franklin-aye; Jeff Clay-aye; Jimmy Franklin-absent

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**D. COMMISSIONER/STAFF COMMENTS**

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This item is listed to provide an opportunity for the commissioners and/or city

staff to make comments and/or request specific agenda items. NO ACTION will be taken.

1. Dustin Downey thanks Connie Armstrong for her dedication to the Planning Commission and acknowledges her resignation.
2. Dustin Downey reports that Walnut Creek Phase 3 will be up for PUD public hearing at the September Planning Commission meeting.
3. Dustin Downey reports that the citizen planner course has been productive.

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**E. ADJOURNMENT at 6:40P.M.**

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Chairman

ATTEST:



  
City Clerk