

the Town of Luther




Anna Campbell - Chairman
Jason Roach - Vice Chairman
David Threatt - Member
Brian Wilson - Member
Tyler Slawson - Member
Joshua Rowton - Board Liaison

PLANNING COMMISSION FOR THE TOWN OF LUTHER

MONDAY, NOVEMBER 7, 2022, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054

REGULAR MEETING AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Determination of a quorum
5. Approval of October 10, 2022, minutes.
6. Member Comments
7. Consideration, discussion and take appropriate action, including making a recommendation to the Town Board of Trustees to approve or deny a lot split. Description of the property is attached as Exhibit "A" **CURRENT**, with additional attachment, Exhibit "A" **PROPOSED SPLIT**.
8. Discussion about the appropriate action for zoning, permitting and special use reflecting the addition of "tiny homes" as part of Luther's planning and zoning codes. – Tabled from Sept 12, 2022. – Tabled from October 10, 2022.
9. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees about the appropriate action for zoning and permitting for Agritourism in A1 zoned areas of the Town of Luther. – Tabled from October 10, 2022.
10. Consideration, discussion and possible action, including making recommendations to the Town Board of Trustees, regarding reducing the size requirement for A1 Agricultural zoning to 2.5 acres with or without possible additional restrictions or requirements.
11. Discussion of general planning and zoning related to future growth of the Town of Luther.
12. Adjourn.


Scherrie Pidcock, Town Clerk

Agenda Posted on Friday, November 4, 2022, at Luther Town Hall, via MailChimp, on the website at www.townoflutherok.com and on Facebook at The Town of Luther, prior to 7:00 pm.



CURRENT

EXHIBIT "A"

LEGAL DESCRIPTION

A part of the Northeast Quarter (NE/4), Northwest Quarter (NW/4), and Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being a portion of:

Lots 1 to 7, both inclusive, in Block 8, in the plat of THE ORIGINAL TOWNSITE OF LUTHER, Oklahoma County, Oklahoma, according to the recorded plat thereof, and Part of Government Lots 1, 2, 5, 6, 7 and all of Lots 13 & 14, (Lot 13 now known as Lot 21 & Lot 14 now known as Lot 20 of the Government Resurvey completed by Richard J. Widmar, Cadastral Surveyor January 16, 1986) in Section 28, Township 14 North, Range 1 East of the I.M., Oklahoma County, Oklahoma, more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section 28; THENCE South $00^{\circ}25'22''$ West, along the East line of said Northeast Quarter, a distance of 879.05 feet to the POINT of BEGINNING; THENCE continuing South $00^{\circ}25'22''$ West, along the east line of said Northeast Quarter, a distance of 92.00 feet to a point being 80.53 feet North of the intersection of the North right of way line of the St. L. & S.F. Railroad; THENCE South $65^{\circ}51'39''$ West a distance of 439.78 feet; THENCE South $00^{\circ}25'22''$ West, parallel with the East line of said Northeast Quarter, a distance of 195.00 feet to a point on the North line of the plat of THE ORIGINAL TOWNSITE OF LUTHER; THENCE South $89^{\circ}56'21''$ West, along the North line of said plat, a distance of 13.04 feet to the Northeast corner of Block 8; THENCE South $00^{\circ}25'22''$ West, along the East line of said Block 8, a distance of 71.21 feet to a point on the Northwesterly right of way of the ST. L. & S.F. Railroad; THENCE South $48^{\circ}40'34''$ West, along said railroad right of way, a distance of 147.63 feet to a point on the South line of Lot 7, Block 8, of the above mentioned plat; THENCE North $89^{\circ}18'35''$ West, along said South lot line, a distance of 29.87 feet to a point on the West line of said Lot 7, Block 8; THENCE North $00^{\circ}25'22''$ East, along said West line of Lots 1 thru 7, Block 8, a distance of 168.18 feet to a point on the North line of said plat; THENCE South $89^{\circ}56'21''$ West, along the North line of said plat, a distance of 762.27 feet to the Northwest corner of said plat; THENCE South $00^{\circ}14'02''$ West, along the West line of said plat, a distance of 866.25 feet to a point on said Northwesterly railroad right of way; THENCE South $48^{\circ}40'34''$ West, along said railroad right of way, a distance of 349.43 feet to a point of curvature; THENCE Southwesterly along a curve to the left having a radius of 2838.26 feet (said curve subtended by a chord bearing South $45^{\circ}27'21''$ West for a distance of 343.03 feet) and an arc distance of 343.24 feet to a point on the South line of said Northeast Quarter; THENCE North $89^{\circ}56'38''$ West, along said South line, a distance of 619.71 feet to a point on the Southeasterly line of Government Lot 13 (now known as Lot 21); THENCE South $49^{\circ}43'14''$ West, along said Southeasterly line, a distance of 30.69 feet to the Southerly point of said Government Lot; THENCE North $45^{\circ}00'00''$ West, along the Southerly line of said Government line, a distance of 28.12 feet to a point on the South line of said Northeast Quarter; THENCE North $89^{\circ}56'38''$ West, along the South line of the Northeast Quarter and Northwest Quarter of said Section 28, a distance of 495.46 feet to a point on the centerline of the Deep Fork Creek, also known as Drainage Ditch No. 1; THENCE Northeasterly along said centerline (being defined as the line half way between the Easterly and Westerly top of banks as surveyed in February of 2005, in the absence of any good record of the above mentioned Government Resurvey completed by Richard J. Widmar, Cadastral Surveyor January 16, 1986 in Section 28) for the following ten courses:

North $36^{\circ}51'41''$ East a distance of 66.94 feet;
North $21^{\circ}37'46''$ East a distance of 350.78 feet;
North $16^{\circ}59'45''$ East a distance of 372.41 feet;
North $17^{\circ}06'43''$ East a distance of 302.67 feet;
North $26^{\circ}35'24''$ East a distance of 289.69 feet;
North $32^{\circ}38'11''$ East a distance of 283.48 feet;
North $24^{\circ}09'52''$ East a distance of 226.18 feet;
North $10^{\circ}05'45''$ East a distance of 224.21 feet;
North $16^{\circ}49'17''$ East a distance of 275.01 feet;
North $20^{\circ}43'56''$ East a distance of 252.56 feet to a point on the South line of highway right of way defined in Order of Condemnation contained in AGRICED JOURNAL ENTRY and in favor of the State of Oklahoma, as recorded in Book 4417, Page 1929;

THENCE North $89^{\circ}28'06''$ East, along the South line of said highway right of way, a distance of 75.62 feet to the West line of a parcel described in Warranty Deed recorded in Book 9322, Page 805; THENCE

South 24°28'06" West, along the West line of said deed parcel, a distance of 266.14 feet to the Southwest corner of said deed parcel; THENCE North 89°34'38" East, along the South line of said deed parcel, a distance of 1439.59 feet to a point on the West line of a second parcel described in Warranty Deed recorded in Book 9322, Page 805; THENCE South 00°25'22" West, along the West line of the second above mentioned deed parcel and the West line of a parcel described in Warranty Deed recorded in Book 9102, Page 143, a distance of 428.74 feet to the Southwest corner of the third above mentioned deed parcel; THENCE North 89°35'17" East, along the Southerly line of said third deed parcel, a distance of 555.00 feet; THENCE North 00°25'22" East, along the Southerly line of said third deed parcel, a distance of 10.00 feet; THENCE North 89°35'17" East, along the Southerly line of said third deed parcel, a distance of 80.00 feet to the POINT OF BEGINNING.

PROPOSED SPLIT

EXHIBIT "A" LEGAL DESCRIPTION

Lots One (1) to Seven (7), in Block Eight (8), of the Plat of the ORIGINAL TOWNSITE OF LUTHER, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

A Part of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE/4) at a found mag nail;
Thence S 00°25'34" W, along the East line of the Northeast Quarter (NE/4), a distance of 971.05 feet, to a point;
Thence S 65°51'51" W, a distance of 439.78 feet, to a set 3/8" Iron rod, said point is the Point of Beginning, Thence S 00°25'34" W, a distance of 195.00 feet, to a set 3/8" Iron rod; Thence S 89°56'33" W, a distance of 153.06 feet, to a set 3/8" Iron rod; Thence N 00°25'34" E, a distance of 126.35 feet, to a set 3/8" Iron rod; Thence N 65°51'51" E, a distance of 168.28 feet, to the Point or Place of Beginning.