

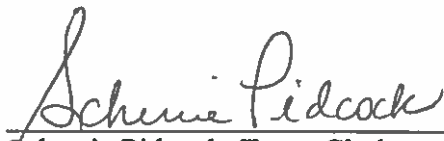


Anna Campbell - Chairman
Jason Roach – Vice-Chair
David Threatt - Member
Brian Wilson – Member
Tyler Slawson - Member
Joshua Rowton – Board Liaison

**PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, JANUARY 9, 2023, 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 December 12, 2022, minutes
6. Discussion of tiny homes related to zoning, size requirements and other specifications.
7. Discussion related to agritourism zoning.
8. Discussion of general planning and zoning related to future growth of the Town of Luther.
9. Adjourn.



Scherrie Pidcock, Town Clerk



*Agenda Posted on Friday, January 6, 2023, 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.



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

**PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, DECEMBER 12, 2022, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054**

REGULAR MEETING & PUBLIC HEARING MINUTES

1. Call to order at 7:30 by Jason Roach.
2. Pledge of Allegiance was led by Jason Roach.
3. Roll Call by Jason Roach. Jason Roach, David Threatt, Brian Wilson and Tyler Slawson were present. Anna Campbell was absent.
4. Determination of a quorum was made by Jason Roach.
5. Approval of November 7, 2022, minutes – Brian Wilson made a motion to approve the minutes as presented, 2nd by David Threatt. The Vote: All (4) Yes.
6. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny a lot split of 0.983 acres, shown on attached Exhibit “A”. –Tyler Slawson left the room during this item. Discussion was held. Kim Durant explained the reason for the lot split request, to enlarge an adjacent property owned by Braxton, Inc. Brian Wilson made a motion to recommend approval of the requested lot split to the Town Board of Trustees, 2nd by David Threatt. The Vote: Jason-Yes, Brian-Yes, David-Yes.
7. PUBLIC HEARING – Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for Rezoning, for properties generally located at 201 North Ash and property southwest along the railroad tracks, Luther, Oklahoma, for purposes of rezoning said properties to “B” Business. The properties are currently zoned AG-1 Agricultural, and the legal descriptions of the properties are shown on the diagram attached as Exhibit “A.” – Jason Roach opened the public hearing and asked if anyone wanted to speak on the matter. Discussion was held. Jason Roach closed the public hearing. Brian Wilson made a motion to recommend approval of the rezoning request to the Town Board of Trustees, 2nd by David Threatt. The Vote: Jason-Yes, Brian-Yes, David-Yes. Tyler Slawson was still absent from the room during the discussion and vote.
8. PUBLIC HEARING – Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for a

Variance for property generally located at **104 E Three Oaks Drive**, Luther, Oklahoma, for purposes of granting a lot split of a six (6) acre tract into two (2) tracts of three (3) acres each. The property is currently zoned AG-1 Agricultural, and the legal description is as follows: UNPLTD PT SEC 20 14N 1E 000 000 PT NW4 SEC 20 14N 1E BEG 688.20FT E OF SW/C NW4 TH N663.20FT E394.04FT S663.36FT W394.04FT TO BEG CONT 6ACRS MORE OR LESS – **Brian Wilson left the room. Tyler Slawson returned to the room. Jason Roach opened the public hearing and asked for comments and input. Discussion was held. Jason Roach closed the public hearing. David Threatt made a motion to recommend approval of the request for variance for a lot split to the Town Board of Trustees, 2nd by Tyler Slawson. The Vote: Jason-Yes, David-Yes, Tyler-Yes. Brian Wilson returned to the meeting after the vote.**

9. Consideration, discussion and possible action to adopt Resolution 2022-20PC, A Resolution of the Planning Commission of the Town of Luther, Oklahoma, Setting the Regularly Scheduled Meetings of the Planning Commission for Calendar Year 2023. – **Brian Wilson made a motion to adopt Resolution 2022-20PC, 2nd by Tyler Slawson. The Vote: All (4) Yes.**
10. Discussion of general planning and zoning related to future growth of the Town of Luther. – **No Action.**
11. Report and discussion from members who attended the OML Planning and Land Use Workshop on December 9, 2022. – **Jason Roach and Scherrie Pidcock commented on the workshop.**
12. Adjourn. – **Brian Wilson made a motion to adjourn, 2nd by Tyler Slawson. The Vote: All (4) Yes. Meeting adjourned at 8:02 pm.**



Minutes transcribed by Scherrie Pidcock, Town Clerk

ORDINANCE NO. 2020-05

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING PART 12, "PLANNING, ZONING, AND DEVELOPMENT," OF THE TOWN OF LUTHER CODE OF ORDINANCES, AMENDING SECTION 12-217, "A-1 DISTRICT (AGRICULTURAL)," AND SPECIFICALLY SETTING FORTH THE CRITERIA FOR THE A-1 DISTRICT, INCLUDING MODIFYING THE LOT SIZE FOR RESIDENTIAL STRUCTURES, AND PROVIDING FOR THE DESIGNATION OF A-1 UPON ANNEXATION; REPEALING ALL ORDINANCES TO THE CONTRARY; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA:

SECTION 1. Section 12-217 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-217. A-1 DISTRICT (AGRICULTURAL)

1. **GENERAL DESCRIPTION.** This district is intended to provide a zoning classification for the land situated on the fringe of the urban area that is used for agricultural purposes, but will be undergoing urbanization in the future. Most of these areas will be in close proximity to residential and commercial uses. Therefore, the agricultural activities conducted in this district should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential development that is authorized in other districts. The types of uses, areas and intensity of use of land which is authorized in this district is designed to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.
2. **USES PERMITTED.** Property and buildings in an A-1 District shall be used only for the following purposes:
 - (a) Single family dwellings, including mobile homes, provided no more than one (1) dwelling shall be located on an individual five (5) acre lot.
 - (b) Agriculture, together with residential and accessory buildings necessary in the operation thereof.
 - (c) For the purposes of this ordinance, agriculture shall include agriculture, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry.
3. **AREA REGULATIONS.** A-1 Districts shall contain no less than five (5) acres of land unless such land was designated on a recorded plan or separately owned prior to the effective date of this ordinance.
4. **REGULATIONS FOR BUILDINGS.**
 - (a) **Front Setback.** The minimum setback line for the front is twenty-five (25) feet from the front lot line to the building line.

(b) Side Setback.

(1) The minimum side lot clearance on each side shall be twenty (20) feet.

(2) On any corner lot a building shall be set back from the street line of the intersecting street a distance of twenty-five (25) feet.

(c) Rear Setback. The minimum back lot clearance shall be twenty (20) feet.

(d) Minimum Lot Area Per Dwelling. On computing lot areas, an area not to exceed one-half of the width of the road or street right-of-way may be including if the lot owner holds title to the same.

5. **MINIMUM SIZE OF DWELLINGS.** Every dwelling or residence shall have a floor space designed and used for living quarters of not less than nine hundred (900) square feet per family unit exclusive of basements, porches, garages, breezeways, terraces or attics. This provision does not apply to manufactured housing and mobile homes.

6. **MAXIMUM HEIGHT OF BUILDINGS.** In the A-1 District, there shall be no limit on height of structures, provided that any portion of a structure exceeding thirty-five (35) feet in height is set back from side and rear lot lines abutting other property in residential districts at least one foot in addition to the minimum setback for each additional foot of height.


7. **ANNEXATION.** All annexed lands into the Town of Luther shall be classified as A-1 Districts (Agricultural), unless specific zoning classification(s) are included in the ordinance of annexation.

SECTION 2. REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.


SECTION 4. EMERGENCY. Is being immediately necessary for the preservation of the public health, peace and safety of the Town of Luther and the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED and the Emergency Clause voted upon separately and passed and approved this 10th day of March, 2020.



Mayor Jenni White

ATTEST:



Town Clerk

Approved as to form and legality:



Town Attorney