

Andrew Ungerecht - Member
Larry Brady - Member
Vacant - Member
Cecilia Taft - Chair
Patrice Christy - Vice Chair
Cindy Taylor - Board Liaison

AMENDED AGENDA
PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, SEPTEMBER 14, 2026, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Determination of a Quorum.
5. Approval of Minutes of the meeting of August 10, 2026
6. Consideration, discussion, and possible action, including making a recommendation to the Board of Trustees, to approve a lot combination/boundary adjustment of the following legal descriptions:
LUTHER TOWNSHIP PT SW4 SEC 27 14N 1E; UNPLTD PT SEC 27 14N 1E 000 000 PT SW4 SEC 27 14N 1E; UNPLTD PT SW4 SEC 27 14N 1E; and UNPLTD PT SW4 SEC 27 14N 1E
7. New Business.
8. Citizen participation.
9. Adjourn.

Rian Harkins, AICP
Town Manager/Clerk



* Amended Agenda Posted on September 10, 2026, 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.

This meeting will be conducted in accordance with the approved Code of Conduct, approved May 12, 2026, and posted on the Town of Luther website.



Andrew Ungerecht - Member
Larry Brady – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

MEETING MINUTES
PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, AUGUST 10, 2026, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054

1. Call to Order. **Patrice Christy called the meeting to order at 7:01pm.**
2. Pledge of Allegiance. **Led by Patrice Christy**
3. Roll Call. **Brady, Christy, and Ungerecht present. Taft and Cholity absent.**
4. Determination of a Quorum. **Quorum present and noted by Town Manager Rian Harkins**
5. Approval of Minutes of the meeting of July 13, 2026. **Larry moved to approve the minutes as presented, seconded by Andrew. Motion approved 3-0.**
6. Consideration, discussion, and possible action, including making a recommendation to the Board of Trustees, to approve or deny a lot combination of two parcels into a single lot with the following legal description:

LUTHER TOWNSHIP PT NW4 SEC 17 14N 1E E BEG NE/C NW4 TH SE1311.20FT
W656.38FT NW651.32FT E330FT NW660.20FT E323.43FT TO BEG AND LUTHER
TOWNSHIP PT NW4 SEC 17 14N 1E E 1/2 OF NE4 OF NW4 EX A TR BEG NE/C NW4
TH SE1311.20FT W656.38FT N651.32FT E330FT NW660.20FT E323.43FT TO BEG

Motion to approve as presented made by Larry, seconded by Andrew. Motion passed 3-0

7. Consideration, discussion, and possible action, including making a recommendation to the Board of Trustees, to approve a lot split of one parcel into two lots with the following legal description:
Lots One through Six, Block Six, Chamberlains Addition, Luther, Oklahoma County,
Oklahoma.

Motion to approve as presented made by Larry, seconded by Patrice. Motion passed 3-0

8. Consideration, discussion, and possible action, including making a recommendation to the Board of Trustees, to approve the Preliminary and Final Plat of the Concession Stand Addition to the Town of Luther.

Motion to approve as presented made by Larry, seconded by Andrew. Motion passed 3-0

9. PUBLIC HEARING – To consider and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an amendment to Section 12-214, also known as the R-4 Zoning District, to provide for recreational vehicle parks and establish criteria for the said parks.

Motion to defer to the September meeting made by Patrice, seconded by Larry. Motion passed 3-0

10. PUBLIC HEARING – To consider a request of the Board of Trustees for a review and provide a recommendation to change the current zoning after a request to review the zoning classification for property along Beech Street between 5th and 6th Streets with the legal description as follows:

Delaporte Second Addition Lots 5 thru 7, Block 006.

Commonly known as 511 S Beech St, Luther, Oklahoma

Public Hearing opened at 7:15 by Patrice. Motion to close the public hearing made at 7:20 by Larry, seconded by Patrice. Motion passed 3-0

Motion to recommend all of Block 6, Delaporte Second Addition be rezoned from Agricultural to R-2 by Patrice, seconded by Larry. Motion passed 3-0

10. New Business. No new business
11. Citizen participation. None
12. Adjourn. Moved by Larry, seconded by Andrew. Motion passed 3-0

Minutes transcribed by Rian Harkins, Town Manager/Clerk



Andrew Ungerecht - Member
Larry Brady – Member
– Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

Town of Luther Planning Commission Staff Report

Item 6

Application Type:

Lot Combination/Boundary Adjustment Request

Meeting Date: September 14, 2026

Property Location: SE 4th/Dobbs/Dogwood, Luther, Oklahoma

Applicant: Phyllis Hartman/Jennifer Hodgins

Current Zoning: Agricultural

Parcel Size: 5+ acres each when complete

Existing Use: Agricultural/Future Residential (rural acreage/agricultural)

Prepared By: Rian Harkins, AICP, Town Manager

Request

The applicant requests a lot combination of two existing parcels and a boundary adjustment to accommodate additional setback area next to an existing structure situated near a property line.

Property Description

The subject property is generally located to the east of the area of SE 4th and Dogwood.

Background

This item will be considered by the Board of Trustees at their September 24, 2026, meeting.

The subject properties are currently four (4) parcels with two sets of owners and one building near the property line of the two existing northern parcels. The owners are seeking the boundary line adjustment to provide additional setback near an existing structure. However, to accommodate the five-acre minimum lot size for the Agricultural zoning district, a lot combination is also necessary to have the minimum lot size.

The request would combine the two northern parcels for each owner with the southern parcels of each owner for a 5-acre minimum lot size.

Recommendation

Due to the findings established in this staff report, staff recommends the planning commission recommend approval of this item to the Board of Trustees.



LUTHER PLANNING COMMISSION – LOT SPLIT APPLICATION

PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER #: _____
[] RESIDENTIAL [] NON-RESIDENTIAL [] COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NE 178m between N Luther Rd & Debb's
LEGAL DESCRIPTION: _____

PRESENT USE OF PROPERTY: agriculture PRESENT ZONING: A-g

INFORMATION REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

SIGNED COPIES OF THE DEEDS TO BE FILED ARE REQUIRED

COPIES OF DEEDS DEMONSTRATING OWNERSHIP OF THE APPLICANT ARE REQUIRED
A SITE PLAN, TO SCALE, IS REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

ACTION(S) REQUESTED BY OWNER:

Deed 0.25 ac from Phyllis Hartman R168643855 to Robert & Charlotte Sumner R189832035 to create a buffer around existing barn.
Then add Phyllis Hartman's remaining R168643855 to her own R189832040
so it will be at least 5 acres

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Jennifer Hodgins</u>	NAME <u>Phyllis Hartman</u>
ADDRESS <u>19 N Broadway</u>	ADDRESS <u>1000 Kelly Park Rd</u>
CITY, ST, ZIP <u>Edmond OK 73034</u>	CITY, ST, ZIP <u>Edmond OK 73003</u>
DAYTIME PHONE <u>405-519-2302</u>	DAYTIME PHONE <u>405-249-7522</u>
EMAIL <u>jenniferhodgens@oklahoma.com</u>	EMAIL <u>tim@ptdsalesllc.com</u>
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>8/3/20</u>	

APPLICATION FEES

NONREFUNDABLE APPLICATION FEE	\$100.00	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
		TOTAL AMOUNT PAID	\$

DISPOSITION AFTER HEARING

PLANNING COMMISSION RECOMMENDATION _____ VOTE: _____
TOWN BOARD MEETING DATE: _____ VOTE: _____

ORDINANCE NUMBER 2020-06 REGARDING LOT SPLITS IS ATTACHED TO THIS APPLICATION FOR YOUR REFERENCE. PLEASE REVIEW.

Office @ town of lutherok.com

ORDINANCE 2020-06

**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, ADDING SECTION 12-305,
"DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND;" AND
SPECIFICALLY SETTING FORTH THE CRITERIA FOR DEED APPROVALS AND
LOTS SPLITS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY;
AND DECLARING AN EMERGENCY**

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

SECTION 1. Section 12-305 of the Code of Ordinances of the Town of Luther, Oklahoma,
is hereby added to read as follows:

SECTION 12-305. DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND.

1. No deed for the transfer or subdivision of a lot or land shall be valid and recordable except for that regarding a platted lot or otherwise approved as provided within this section. The Town Board, after recommendation from the Planning Commission, may approve deeds for the transfer of land by metes and bounds description less than five (5) acres, lot splits or subdivisions of land, when the following requirements have been met and documents provided:

- a. When a survey of all the property described is submitted for review;
- b. Verification of adequate provision for utilities;
- c. Verification of access to the property by means of a public or private street and compliance with all other driveway and access ordinances.
- d. Compliance with the zoning district regulations where the property is situated;
- e. Compliance with building regulations;
- f. Signed copies of the deeds to be filed; and
- g. Copy of the deeds demonstrating ownership of the applicant to lot split.

2. Manufactured housing (R-3), Multi-family (R-4), Business/Commercial (B); or industrial (I) lot splits or subdivisions shall be not be approved until there is a plat submitted for review. Deed approvals or lot splits can be considered at the time of transfer as a first step to the platting process.

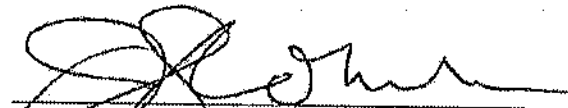
3. Any fee for the lot split application, process, and hearing is non-refundable, is payable at the time of application for lot split, and shall be as set out and as periodically modified by the Board of Trustees.

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.

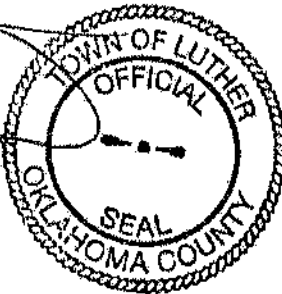
SECTION 4. EMERGENCY. It being immediately necessary for the preservation of the public health, peace and safety of the Town of Luther and the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, an emergency is hereby declared to exist by reason whereof, 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 9th day of June, 2020.


Mayor Jenni White

ATTEST:

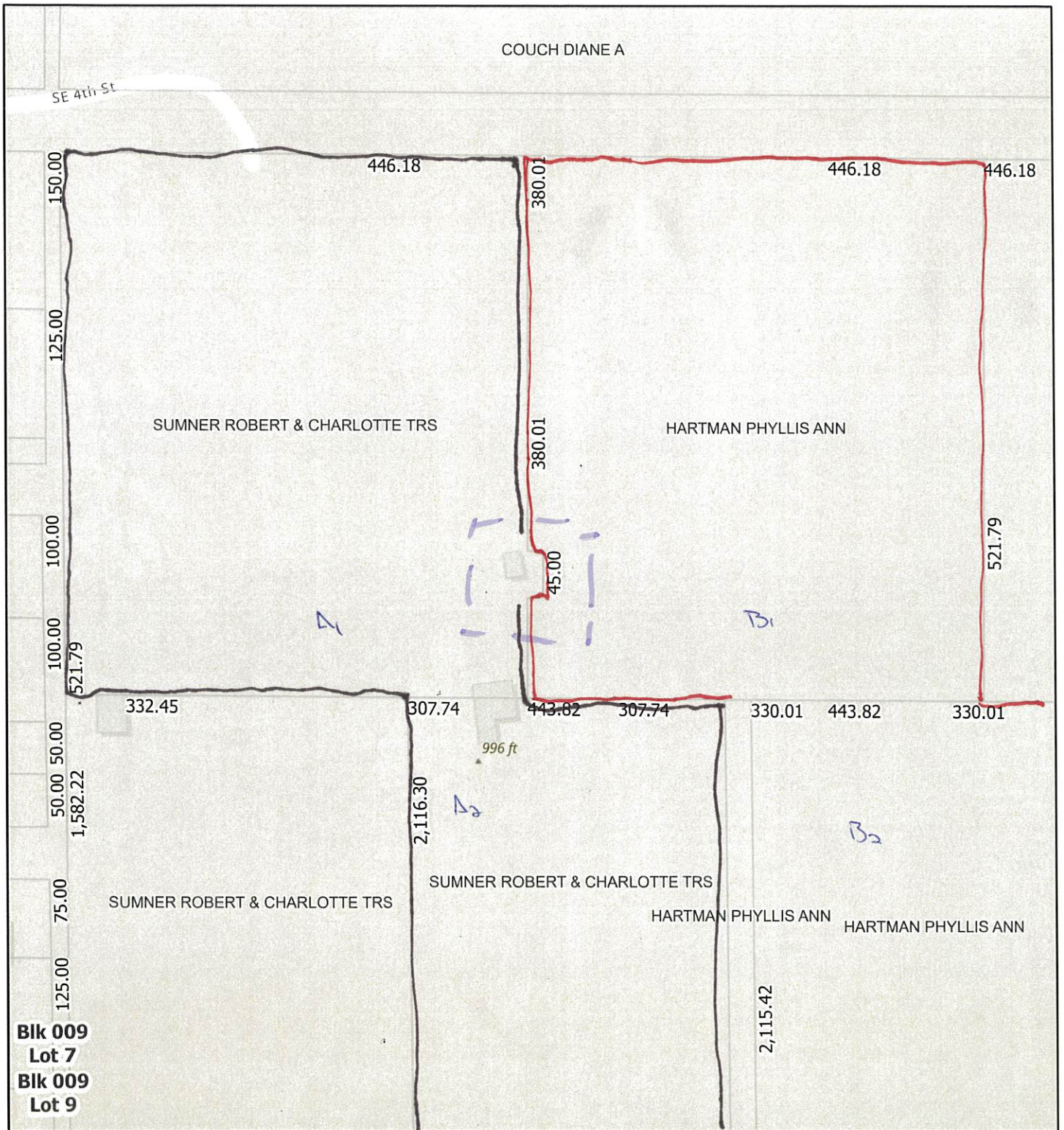

Town Clerk



Approved as to form and legality:

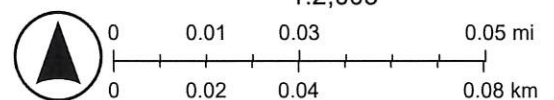

Town Attorney

ArcGIS Web Map



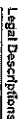
9/9/2026, 11:24:56 AM

-  Tax Parcels
-  Parcel Dimensions
-  Lot & Block Numbers
-  Sections
-  World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasirelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Part of the Southwest Quarter of
Section 27, Township 14 North, Range 1 East, I.M.
Town of Luther, Oklahoma County, Oklahoma



Tract C1	Proposed Combined Legal Descriptions
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Twenty-seven (27), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis LeMay Hale, LS 1084 on August 5, 2022 with metas and bounds as follows:

Commencing at the Southwest corner of said SW/4; Thence North 89°34'12" East as the Basis of Bearing on the South Platte River to the Point of Beginning a distance of 1965.15 feet to the Point of Beginning;

Thence North 00°22'37"	West a distance of 2175.48 feet
Thence South 89°43'04"	West a distance of 91.97 feet
Thence North 00°14'15"	West a distance of 141.84 feet
Thence South 89°23'18"	West a distance of 90.03 feet

Thence North	00°28'26"	West a distance of 380.00 feet
Thence South	89°30'34"	West a distance of 15.00 feet
Thence North	89°43'15"	East a distance of 446.18 feet
Thence South	00°13'55"	East a distance of 521.79 feet
Thence South	89°44'11"	West a distance of 723.45 feet
Thence North	00°13'55"	East a distance of 521.79 feet

Thence South 00°22'37" East a distance of 2115.62 feet to a point on the South line of said SW¼; Thence South 89°34'12" West on the South line of said SW¼ a distance of 25.06 feet to the Point of Beginning. This description contains 270.228

square feet or 6.20 acres, more or less. Subject to Easements and Rights-of-Way of record.

Twenty-seven (27), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hyde, LS 1084 on August 5, 2026 with metes and bounds as follows:

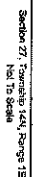
Commencing at the Southwest corner of said SW1/4, Thence North 89°34'12" East as the Basis of Bearing on the South line of said SW1/4 a distance of 1335.75 feet to the Point of

Beginning:
Thence North 00°44'52" East a distance of 2835.01 feet to the Northwest corner of the East Hall (E72) of said GWA; Thence North 83°43'15" East a distance of 446.18 feet; Thence South

00°20'20"	East	a distance of 350.00 feet.	Thence North
89°30'34"	East	a distance of 15.00 feet.	Thence North
89°43'18"	East	a distance of 90.03 feet.	Thence South
00°44'15"	East	a distance of 141.84 feet.	Thence South

89°43'18" West a distance of 216.77 feet Thence South 00°34'02" East a distance of 216.30 feet to a point on the South line of said S1/4; Thence South 89°24'12" West on the South line of said S1/4 a distance of 325.72 feet to the Point of Beginning.

21.56 acres, more or less. Subject to Easements and Rights-of-Way of record.



1. This Survey meets the requirements of the Oklahoma Antitrust Standards for the Duration of 1 and 2 Categories.

Minimum standards for the Practice of Land Surveying effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.

2. Date of Field Work: August 15 & October 16, 2025
3. This Survey was performed without the benefit of a Title Commitment Surveyor not liable for Easements contained in abstract or by title search performed by the

the company that may or may not cross the subject property. Easements shown were provided by Chicago Title Oklahoma Co., in Title Commitment No. 710302401411.

I, **Curtis Lee Hale**, a Licensed Land Surveyor, do hereby

superstition on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 5th day of August, 2025.

Curtis Lee Hale, LS 1084

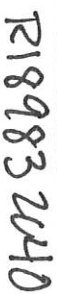
3/5/2024
Date of Play or Mgmt



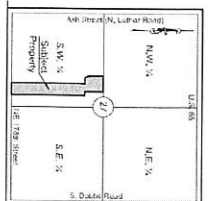
Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel: (405) 686-0474 • Fax: (405) 681-4341
C. A.: 819 • Exp: June 30, 2027
www.halesurvey.com

Part of the Southwest Quarter
Section 27, Township 14 North
Range 1 East of the Indian Meridian
Oklahoma County, Oklahoma
Plat of Survey

Plat of Survey



Line Table	
Line n	Direction
L1	5.140.43.4 E
L2	N 85.30.34.4 E
L3	N 65.29.26.5 S
L4	N 39.34.34.4 E
L5	N 65.29.26.5 S
L6	N 39.34.34.4 W

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18.08.2009
14.08.2009
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