

**Minutes of the Regular Session  
Planning and Preservation Commission  
Thursday, January 6, 2022**

After being posted in accordance with the Open Meetings Act of Oklahoma, the Regular Session of the Planning and Preservation Commission was called to order at 6:00 p.m. by Brandon New.

Members Present: Brandon New, Rodney Whaley, Joshua Nordeen, Roger Holder,

Members Absent: Travis Craig

Ex Officio: Mayor Roger Johnson

Attorney:

1. **CITIZEN'S COMMENTS.** None

2. **CONSENT AGENDA.**

a. Approve minutes for the December 2, 2021, Regular Session.

b. Approve Financial Report for December 2021.

c. Approve **claims/encumbrances** for December 2021.

d. Receive invoice from **CODE ENFORCEMENT OFFICER** for December 2021.

Motion by Whaley to approve the consent agenda (a.) through (c.) Second by Holder

New-YES Whaley-YES Nordeen-YES Holder-YES Craig- ABSENT

**MOTION CARRIED**

3. **Discuss and take action for any item(s) removed from the Consent Agenda, if necessary.**

d. Motion by New to approve Code Enforcement Officer invoice for \$75.00. Second by Holder

New-YES Whaley-YES Nordeen-YES Holder-YES Craig- ABSENT

4. **Review Building Permit Tracking Form; take any necessary action.**

a. Residential Building/ **2 Big Rock Point**/ Bryan and Stacy Wehmeyer, Owner/ Mike Hibbetts, Contractor/Final Inspection

b. **218 Merry Circle**/ Compliance inspection report/ 1<sup>st</sup> and 2<sup>nd</sup> phase

a. Motion by Holder to approve 2 Big Rock Point for occupancy, pending the final inspection, excluding the retaining wall. Second by Nordeen.

New-RECUSE Whaley-YES Nordeen-YES Holder-YES Craig- ABSENT

**MOTION CARRIED**

b. Motion by Whaley to approve 218 Merry Circle/Compliance inspection report. Second by Holder.

New-YES Whaley-YES Nordeen-YES Holder-YES Craig- ABSENT

**MOTION CARRIED**

5. Discuss and take action on new **Building/Remodel Permit(s)**:

a. Commercial remodel/ **18314 Hwy 49**/ Darrell and Kelli Myatt, Healthy Hippie Café

b. Residential new build/ **115 Melody Lane**, David Lee, Owner/ Chad Cox, Contractor

a. Motion by Holder to approve Building/Remodel permit for 18314 Hwy 49/ Darrel and Kelli Myatt, Healthy Hippie Café, pending contractor permits. Second by New.

New-YES Whaley-YES Nordeen-YES Holder-YES Craig-ABSENT

**MOTION CARRIED**

b. Motion by New to approve residential new build/ 115 Melody Lane, David Lee, Owner/Chad Cox, Contractor, pending inspection and necessary documents that may be needed. Second by Holder.

New-YES Whaley-YES Nordeen-YES Holder-YES Craig-ABSENT

**MOTION CARRIED**

6. Discuss and take possible action on business license renewals, as they must be open and operating at a percentage of no less than 60 percent.

New stated that he wanted to place this item on the agenda because he has had experience with tourists being upset that several businesses were closed. New stated its hard for businesses to have the extra overhead when it is not busy. Board members discussed different solutions to the problems. New stated that we need to make it clear to the public when businesses will be open and closed.

Motion by Holder to table this item. Second by New.

New-YES Whaley-YES Nordeen-YES Holder-YES Craig-ABSENT

**MOTION CARRIED**

7. Discuss and take possible action on commercial golf cart ordinance.

New suggested that each business should have a permit for each golf cart, liability insurance and should have an identifying number.

Motion by New to write a new commercial golf cart ordinance to get approval for next PPC meeting.

Second by Whaley.

New-YES Whaley-YES Nordeen-YES Holder-RECUSE Craig-ABSENT

**MOTION CARRIED**

8. Discuss and take possible action on zone changing ordinance and adjusting application fees if necessary.

Motion by Holder to add to the change of zoning application to mail letters certified with the cost being paid by the applicant, application fee of \$300.00 for first property and \$75.00 for each additional property not adjoining initial property and changing ¼ mile to 300 feet within zone changing property.

Second by Whaley.

New-YES Whaley-YES Nordeen-YES Holder-YES Craig-ABSENT

**MOTION CARRIED**

9. Discuss and take possible action regarding code enforcement officer position.

Motion by Holder to accept the resignation of Steven Adams and to table the position of code enforcement officer at this time. Second by New.

New-YES Whaley-YES Nordeen-YES Holder-YES Craig-ABSENT

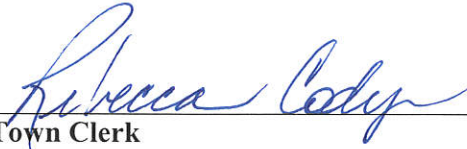
**MOTION CARRIED**

Board Comments        None

Attorney Report        None

Recess or Adjourn: Motion by Whaley to adjourn meeting. Second by New.

Meeting adjourned at 7:18

  
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Town Clerk

  
\_\_\_\_\_  
Date/Time

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date