



DEVELOPMENT  
SERVICES

**Planning Commission Minutes  
March 13, 2023**

The City of Yukon Planning Commission held a Meeting on March 13, 2023 at 7:00 p.m. in the Centennial Building at 12 South 5<sup>th</sup> St.

ROLL CALL: (Present) Bill Baker, Chairman  
David Enmark, Commissioner  
Jeff Geis, Commissioner

(Absent) Jarrid Wright, Vice-Chairman  
Nick Grba, Commissioner

OTHERS PRESENT: Jessica Bloye, City Planner with J&A  
Mark Zitzow, City Planner with J&A  
Julie Shannon, Planning Commission Secretary  
Mitchell Hort, Assistant City Manager

INVOCATION: Commissioner Baker  
FLAG SALUTE: Commissioner Baker

**1.ITEM: APPROVAL OF THE MINUTES OF THE JANUARY 23, 2023 MEETING**

Commissioner Enmark stated I would like to motion to approve the minutes of the January 23, 2023 meeting.

Seconded by Commissioner Geis

The Vote:  
Ayes: Baker, Geis, Enmark  
Nays: None  
Vote: 3-0                      Motion Carried

**2.ITEM: VISITORS**    None

**3.ITEM:** TO HEAR A REQUEST BY STEVE CAMP FOR A CONDITIONAL USE PERMIT FOR TEMPORARILY PLACING AN RV ON AGRICITURAL LAND TO LIVE IN WHILE CONSTRUCTING A HOUSE. LEGAL DESCRIPTION: T12N R06W S10 NW4 A#1 PT NW4 BEG NW/C, TH E1,135.77' S2,635.88' W TO SW/C, YUKON, CANADIAN COUNTY, OKLAHOMA.

Steve Camp explained that he wanted to live in an RV while building a home on 63 acres that he had inherited. He sold his home faster than anticipated and had to live in temporary housing. He wanted to be on site so that he could manage the project personally. He said there was already electricity and water at the barn and that he was having the existing septic tank redone by a company in Piedmont. He already brought in gravel for the drive. He also mentioned that he might want to keep the existing house and remodel it for his daughter.

Commissioner Enmark stated if that was the case, Mr. Case would need to split off a piece of the lot that was at least five acres in size because building two homes on one lot was not allowed in Agricultural zoning at this time. Mitchell Hort said that they may want to have Mr. Camp come up with a plan in the next six months and come back if he decides he wants to save the house, because in the application process staff was told that the house would be demolished. He recommended that the Planning Commission not change the conditions for this item since Mr. Camp would need to apply for that project separately.

Mr. Camp asked if he decided to make a house out of the existing barn what would the conditions be? Chairman Baker said that he would just need to start the discussions over again with the City Development staff.

Commissioner Enmark made a **motion** to approve the CUP with the conditions listed in the staff report. He stated: "In the case of the CUP application by Steve Camp we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with the staff findings cited in the Staff Report. I move that this item be recommended for approval with the following additional conditions:

**CONDITIONS:**

1. The CUP shall be effective for one year from the date of approval.
2. A demolition permit for the existing residence and a building permit for the proposed new residence must be filed within the one-year effective period of the CUP.
3. An access drive to the RV needs to be reviewed and approved by the Fire Inspector, for fire access.
4. Adjacent to the area where the RV is located shall be an electrical meter, waste disposal station, and potable water spigot. Waste disposal shall be permitted by Oklahoma Department of Environmental Quality. Potable water may come from a water well permitted by Oklahoma Department of Environmental Quality.

5. A scaled drawing shall be provided to staff illustrating conditions 3 and 4, prior to the case being docketed at a City Council meeting.
6. A condition of the certificate of occupancy issuance for the new residence shall be the discontinuance of the use of the RV for daily dwelling, and removal of the electric meter, wastewater station, and spigot, unless used for the proposed home.”

**Seconded** by Commissioner Geis.

The Vote:

Ayes: Baker, Geis, Enmark

Nays: None

Vote: 3-0                      Motion Carried

**4. ITEM:**            NEW BUSINESS                      None

**5. ITEM:**            OPEN DISCUSSION

Mitchell Hort informed the commissioners that they had been given a hard copy of the final draft of the proposed Unified Development Code and asked them to please read through it and let us know if they had any questions or concerns prior to the next Planning Commission meeting. He updated them on the project status of notifying the public about the zoning map changes that accompany the Code update. He said that over 1500 letters have been sent out and a few calls have been received from the public with no negative calls.

Chairman Baker asked for an update on legislation on design standards and Mark Zitzow of Johnson & Associates said he had not heard anything yet.

**6. ITEM:**            ADJOURNMENT - NEXT MEETING APRIL 10, 2023