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**AGENDA FOR THE REGULAR MEETING OF THE  
MIDWEST CITY PLANNING COMMISSION**

**February 7, 2023 – 6:00 p.m.**

**City Council Chambers**

**City Hall**

**100 North Midwest Boulevard**

For the purposes of all meetings of the MWC elected and/or appointed officials, the term “possible action” shall mean possible adopting, rejection, amendments, and/or postponements.

**A. CALL TO ORDER**

**B. MINUTES**

1. Discussion and consideration of adoption, including and possible amendments of the minutes of the December 6, 2022 Planning Commission Meeting.

**C. DISCUSSION**

1. Discussion, consideration, and possible action on a Resolution receiving the proposed Heritage Park Mall Area Urban Renewal Plan, designating the area as appropriate for an urban renewal area, determining the Plan to assist in and conform to the general plan of the City, and recommending approval of the Heritage Park Mall Area Urban Renewal Plan to the City Council of Midwest City (D. Maisch – City Attorney).

Supporting documentation for the following information can be accessed at this link:

[February 7, 2023 Planning Commission Meeting | Midwest City Oklahoma](#)

- Heritage Park Mall Area Urban Renewal Plan
- Heritage Park Mall Area Urban Renewal Plan Presentation
- Heritage Park Mall Urban Renewal Plan Resolution (Resolution 2022-01)
- Heritage Park Mall Blighted Resolution (Resolution 2022-23)
- Blight Report

**D. COMMISSION DISCUSSION**

**E. PUBLIC DISCUSSION**

F. **FURTHER INFORMATION**

G. **ADJOURN**



Tim Fanny – 11200 SE 28St. - he is 2 lots over and concerned about the sidewalks, trails on 28<sup>th</sup> St.

Gary Walker – 11151 SE 28<sup>th</sup> St – Noticed a Dip on the pavement and would like it checked.

Patrick Menefee - City Engineer took note of the issues and would go out and check on these the next day.

The Committee suggested that the city check out the drainage and the road issue out as soon as possible.

A motion was made by Chairperson R. Smith, seconded by Jess Huskey to recommend Approval of this item. Voting aye: Huskey, R. Smith, Dawkins, J. Smith and Campbell Nay: None. Motion: Carried.

2. (PC -2133) Discussion and consideration of an ordinance to redistrict from PUD, Planned Unit Development, governed by C-4, General Commercial District, to PUD, Planned Unit Development, governed by I-1, Light Industrial District, for the property described as part of the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma located at 2113 S. Douglas Boulevard.

There was general discussion amongst the Commission. The following people addressed the commission:

The applicant, Tom Strahorn, of 1301 Pine Ridge, was present.

The applicant, John Strahorn, of 16427 SW 23<sup>rd</sup> St OKC, was present.

The applicants gave detailed information on the processing and monitoring of this Medical Marijuana Processor Grower.

There were concerns on the gasses/odor but that was all explained.

A motion was made by Chairperson R. Smith, seconded by Rick Dawkins to recommend Approval of this item. Voting aye: Huskey, R. Smith, Dawkins, J. Smith and, Campbell Nay: None. Motion - Carried.

3. (PC –2134) Public hearing with discussion and consideration of approval of the proposed Preliminary Plat of the 29<sup>th</sup> Street Apartments for the property described as part of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, located at 9309 SE 29<sup>th</sup> Street.

There was general discussion amongst the Commission. The following people addressed the commission:

It was also discussed that the plans were not complete and that they would be completed prior to submitting to City Council.

The applicant, Tim Johnson, of Johnson & Assoc. was present.

Gave a detailed plan of the detention and trails/easements of the Apartments.

A motion was made by Chairperson R. Smith, seconded by Jess Huskey to recommend Approval of this item, subject to the submission of the missing items.

Voting aye: Huskey, R. Smith, Dawkins, J. Smith and, Campbell

Nay: None. Motion - Carried.

#4. - Discussion. Consideration and Possible Action, Including Any Possible Amendment to, Accept and Adopt the Air Depot Corridor Plan by Catalyst Commercial.

There was general discussion amongst the Commission. The following people addressed the commission:

The applicant, Jason Claunch, of Catalyst Commercial, was present.

They had a PowerPoint presentation on the Air Depot Corridor Plan. He provided a brief presentation the research and findings of the plan that addresses four key point in our effort to reinvigorate the Air Depot Blvd.

Chairman Russell Smith commented on that it was a great presentation.

A motion was made by Chairperson R. Smith, seconded by R. Dawkins to recommend Approval of this item. Voting aye: Huskey, R. Smith, Dawkins, J. Smith and, Campbell

Nay: None. Motion - Carried.

#5. - Discussion, consideration and possible action on amendments to the City Ordinances of the City of Midwest City, Chapter 38, Subdivision Regulations.

There was general discussion amongst the Commission. The following people addressed the commission:

The applicant, Tim Johnson, of Johnson and Associates, was present.

The applicant presented a PowerPoint presentation proposing changes to the Subdivision Regulations to address or eliminate waivers to infrastructure improvements.

A motion was made by Chairperson R. Smith, seconded by R. Dawkins to recommend Approval of this item. Voting aye: Huskey, R. Smith, Dawkins, J. Smith and, Campbell

Nay: None. Motion - Carried.

**D. COMMISSION DISCUSSION:**

**E. PUBLIC DISCUSSION:**

**F. FURTHER INFORMATION:**

**No Planning Commission Meeting on January 4<sup>th</sup> 2023**

**G. ADJOURNMENT:**

A motion to adjourn was made by Dawkins, Seconded by Huskey.

Voting aye: Huskey, R. Smith, Dawkins, J. Smith, D. Hinton and Campbell.

Nay; None. Motion carried

The meeting adjourned at 7:43 p.m.

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Chairman Russel Smith

(TA)



**City Attorney, Donald D. Maisch**

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## MEMORANDUM

To: Chairman and Commissioners of the Midwest City Planning Commission

From: Donald D. Maisch, City Attorney

Date: February 7, 2023

RE: Discussion, consideration, and possible action on a Resolution receiving the proposed Heritage Park Mall Area Urban Renewal Plan, designating the area as appropriate for an urban renewal area, determining the Plan to assist in and conform to the general plan of the City, and recommending approval of the Heritage Park Mall Area Urban Renewal Plan to the City Council of Midwest City (D. Maisch – City Attorney).

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On August 23, 2022, the Midwest City, City Council, in Resolution 2022-23, deemed a certain area located at the Northwest corner of Reno Avenue and N. Air Depot Boulevard (formerly known as Heritage Park Mall and its surrounding area) to be a blighted area as defined in the Oklahoma Urban Redevelopment Law at Title 11 of the Oklahoma Statutes, Section 38-101 *et seq.* Consistent with said Law, upon a finding by the municipal governing authority (City Council) that a specified area is blighted, an Urban Renewal Plan may be proposed for the area.

On December 21, 2022, the Urban Renewal Authority unanimously approved Resolution Number 2022-03:

1. Determining the Heritage Park Mall Area Urban Renewal Plan to be desirable and is approved for submission to the City of Midwest City and recommending approval;
2. Finding the Heritage Park Mall Area Urban Renewal Plan complies with state law; and
3. Directing the Heritage Park Mall Area Urban Renewal Plan be submitted to the Midwest City Planning Commission for its consideration.

Pursuant to the requirements contained in Title 11 of the Oklahoma Statutes, Section 38-106, a draft of the Heritage Park Mall Area Urban Renewal Plan for the blighted area and an accompanying Resolution is before the Planning Commission. The Resolution, if approved and adopted, would determine the Heritage Park Mall Area Urban Renewal Plan “conforms with the general plan for its area of operation and the municipality” and recommend its approval by City Council.

Respectfully submitted,

Donald D. Maisch, City Attorney