



ASSOCIATION OF
CENTRAL OKLAHOMA
GOVERNMENTS



AREAWIDE PLANNING
& TECHNICAL
**ADVISORY
COMMITTEE**



AGENDA: THURSDAY
MAY 11, 2023
9 A.M.

Association of Central Oklahoma Governments
4205 N. Lincoln Blvd. | Oklahoma City, OK 73105 | 405.234.2264 | acogok.org

THE ACOG AREAWIDE PLANNING AND TECHNICAL ADVISORY COMMITTEE WILL HOLD A REGULAR MEETING ON THURSDAY, MAY 11, AT ACOG IN THE OKLAHOMA BOARD ROOM, 4205 N. LINCOLN BLVD., OKLAHOMA CITY, OKLAHOMA.

Please notify ACOG at 405.234.2264 (TDD/TTY Call 7-1-1 Statewide or email title.vi@acogok.org) by 9 a.m. Monday, May 8, if you require accommodations pursuant to the Americans with Disabilities Act or Section 504 of the Rehabilitation Act.

AGENDA

A. CALL TO ORDER ([ATTACHMENT A](#))

B. APPROVAL OF THE MARCH 16, 2023, MINUTES ([ATTACHMENT B](#))

C. ITEMS FOR INFORMATION ONLY:

1. Historic Preservation Planning Discussion: Hannah Nolen, AICP, Transportation Planning Services (TPS) Program Coordinator and Petya Stefanoff, Comprehensive Planner for City of Midwest City ([ATTACHMENT C-1](#)) *For information only.*
2. 2022 Residential and Commercial Building Permit Request: Hannah Nolen, AICP, TPS Program Coordinator ([ATTACHMENT C-2](#)) *For information only.*

D. NEW BUSINESS

E. ADJOURN

DEADLINE FOR SEPTEMBER APTAC AGENDA ITEMS:

Thursday, August 31, 2023, at 4:00 p.m.

NEXT APTAC MEETING:

Thursday, September 14, 2023, at 9:00 a.m.

ATTACHMENT A

AREAWIDE PLANNING & TECHNICAL ADVISORY COMMITTEE

CHAIR: DUSTIN DOWNEY (El Reno)		VICE-CHAIR: RYAN CONNER (Mustang)
VOTING MEMBERS AND ALTERNATES		
CITY/ORGANIZATION	MEMBERS	ALTERNATES
BETHANY	Amanda McCellon Director of Planning & Community Development	Brendon Summerville Community Development Associate
BLANCHARD	No Designee	Daniel Ofsthun Finance Director
CEDAR VALLEY	Corey Timmons Mayor	Jerry Cole Board Trustee
CHOCTAW	Sarah Huffine Development Services & Planning Director	Brian Linley City Manager
COLE	No Designee	No Designee
DEL CITY	Kelly Abell City Planner	Kellie Wilbanks Comm. Development Director
EDMOND	Jan Fees City Planner	No Designee
EL RENO	Dustin Downey Planner	Matt Sandidge City Manager
FOREST PARK	No Designee	No Designee
GOLDSBY	No Designee	No Designee
GUTHRIE	Dan Kassik Planning Director	No Designee
HARRAH	No Designee	No Designee
JONES CITY	No Designee	No Designee
LEXINGTON	No Designee	No Designee
LUTHER	Scherrie Pidcock Town Manager/Clerk	William Terry Arps Trustee/Mayor
		Hon. Carla Caruthers Trustee
MIDWEST CITY	No Designee	Petya Stefanoff Comprehensive Planner
		Brandon Bundy Comm. Dev. City Engineer
MOORE	No Designee	Elizabeth Weitman Community Development Director

VOTING MEMBERS AND ALTERNATES (CONT.)		
CITY/ORGANIZATION	MEMBERS	ALTERNATES
MUSTANG	Melissa Helsel Community Development Director	Ryan Conner City Planner
NEWCASTLE	Janay Greenlee Planning & Comm. Dev. Director	Kevin Hegerberg Development Services Coordinator
		Devon Westbrook City Planner
NICHOLS HILLS	No Designee	No Designee
NICOMA PARK	No Designee	No Designee
NOBLE	Robert Porton City Manager	Michael Glessner City Planner
NORMAN	Joyce Green GIS Services Manager	Anais Starr Planner II
OKLAHOMA CITY	Sasha Tepedelenova McCrone Senior Planner	Justin Henry Program Planner
PIEDMONT	No Designee	No Designee
SLAUGHTERVILLE	Ashley Furry Town Administrator	No Designee
SPENCER	No Designee	No Designee
TUTTLE	Bryan Balenseifen Community Development	No Designee
THE VILLAGE	No Designee	No Designee
WARR ACRES	Hon. John Knipp, Vice Mayor	Hon. Patrick Woolley Councilmember
YUKON	Mitchell Hort Assistant City Manager	Julie Shannon Stormwater Program Manager
CANADIAN COUNTY	No Designee	Hon. David Anderson Commissioner District 2
		No Designee
CLEVELAND COUNTY	Hon. Rod Cleveland Commissioner	Brian Wint Project Manager
		John Roberts Deputy Commissioner
		Mark Braley Deputy Commissioner
LOGAN COUNTY	No Designee	No Designee
OKLAHOMA COUNTY	Erik Brandt Principal Planner	
	Scott March GIS Coordinator	

NON-VOTING MEMBERS AND ALTERNATES		
CITY/ORGANIZATION	MEMBERS	ALTERNATES
AREAWIDE AGING AGENCY	No Designee	No Designee
CAPITOL-MEDICAL ZONING COMMISSION	Casey Jones Assistant Planner	No Designee
CENTRAL OKLAHOMA TRANSPORTATION AND PARKING AUTHORITY (COTPA)	Chip Nolen Planning Manager	Marty Dickens Grants Coordinator
CITY OF NORMAN - TRANSIT	Jason Huff Transit Planner & Grants Specialist	Taylor Johnson Transit & Parking Program Manager
METRO FAIR HOUSING COUNCIL	Mary Dulan Executive Director	No Designee
OKLAHOMA DEPARTMENT OF COMMERCE	No Designee	No Designee
TINKER AIR FORCE BASE	Steven Rhodes Community Planner	Vacant

ACOG STAFF

TRANSPORTATION PLANNING SERVICES (TPS)

NAME	TITLE	EMAIL ADDRESS
JOHN SHARP	Deputy Director	jmsharp@acogok.org
JENNIFER SEBESTA	TPS Division Manager	jsebesta@acogok.org
ERIC POLLARD	TPS Air Quality & Clean Cities Manager	epollard@acogok.org
HANNAH NOLEN, AICP	TPS Program Coordinator	hnolen@acogok.org
LAUREN WOOD	TPS Associate Planner II - Performance	lwood@acogok.org
DAVID FRICK	TPS Air Quality & Clean Cities Planner II	dfrick@acogok.org
JOSE JIMENEZ-RUBIO	TPS Transportation Planner I - Safety	jjimenez@acogok.org
GWEN GORDON	TPS Administrative Assistant	ggordon@acogok.org
BEVERLY GARNER	Executive Assistant	bgarner@acogok.org



ATTACHMENT B

SUBJECT:

MINUTES OF THE AREAWIDE PLANNING & TECHNICAL ADVISORY COMMITTEE MEETING

DATE:

MARCH 16, 2023

A regular meeting of the Areawide Planning & Technical Advisory Committee was convened at 9 a.m. Thursday, March 16, 2023, at the Association of Central Oklahoma Governments in the Oklahoma Board Room, 4205 N. Lincoln Blvd., Oklahoma City, Oklahoma. The meeting was held, as indicated, by advance notice filed with the Oklahoma County Clerk and by notice posted at the ACOG offices at least 24 hours prior to the meeting.

PRESIDING

Dustin Downey

ENTITY/AGENCY

El Reno

APTAC MEMBERS PRESENT

Jan Fees
Dan Kassik
Petya Stefanoff
Devon Westbrook
Kevin Hegerberg
Robert Porton
Michael Glessner
Joyce Green
Sasha McCrone
Julie Shannon
Erik Brandt

ENTITY/AGENCY

Edmond
Guthrie
Midwest City
Newcastle
Newcastle
Noble
Noble
Norman
Oklahoma City
Yukon
Oklahoma County

NON-VOTING MEMBERS PRESENT

None

ENTITY/AGENCY

GUESTS PRESENT

Ken Nelson
W. Samuel Adams

ENTITY

The Village
Tinker Air Force Base

ACOG STAFF PRESENT

John Sharp
Jennifer Sebesta
Hannah Nolen
Eric Pollard
David Frick
Lauren Wood
Jose Jimenez-Rubio
Gwendolyn Gordon

POSITION

Deputy Director
Transp. Planning Services (TPS) Div. Mgr.
TPS Program Coordinator
TPS Air Quality & Clean Cities Manager
TPS Air Quality & Clean Cities Planner II
TPS Transportation Planner II - Performance
TPS Transportation Planner I - Safety
TPS Administrative Assistant

MINUTES

A. CALL TO ORDER

Dustin Downey called the meeting to order at 9:00 a.m. A quorum was present.

B. APPROVAL OF THE NOVEMBER 10, 2022, MEETING MINUTES

Dustin Downey made a motion to approve the November 10, 2022, minutes. Petya Stefanoff seconded the motion. The motion carried unanimously.

Correction on last month's minutes for Yukon: Julie Shannon said they are working on their Development Code, not Comprehensive Plan.

C. ITEMS FOR INFORMATION ONLY:

1. Accessory Dwelling Unit Discussion

Dustin Downey provided a presentation and led a discussion on Accessory Dwelling Units. The presentation can be viewed here: <https://www.acogok.org/wp-content/uploads/2023/03/Accessory-Dwelling-Units.pdf>.

2. 2022 Residential and Commercial Building Permit Request

Hannah Nolen highlighted the information provided in the agenda memorandum. Ms. Nolen stressed to the committee that ACOG staff would like the information by Friday, April 7, 2023.

3. 2023 Bike Month

Hannah Nolen said May is National Bike Month, sponsored by the League of American Bicyclists. Ms. Nolen noted that BikeFest will be held on Sunday, May 7, at Wheeler Ferris Wheel from 12:00 p.m. to 3:00 p.m. Bike to Work Week will take place May 15 – 21, 2023, and Bike to Work is Friday, May 19.

D. UPDATES FROM MEMBERS

Erik Brandt said they are working with the Oklahoma Department of Environmental Quality (ODEQ) on an audit of their stormwater program. There is a slowdown in development due to the economy.

Robert Porton with Noble said developments are breaking ground despite the economy. They changed their stormwater management plan due to a poor audit.

Dan Kassik with Guthrie said they have four new subdivisions in process, and 890 lots will be added to the community by the end of this year or early next year.

Sasha McCrone with Oklahoma City said they are still working on code updates. They are also working on bikewalkokc and are close to wrapping it up. Ms. McCrone said a list of projects for next Oklahoma City's GO bond is a couple of years away. The transportation team is working on a project request list, including pedestrian bridges and sidewalks.

Petya Stefanoff with Midwest City said the GO bond project of Atkinson Park is completed. Mid-America Park is being worked on as well. They have another GO bond project that was postponed due to COVID. The Trail Master Plan is being updated and the City Council has

the ambition to be the trail capital of Oklahoma. They are also working on several studies to improve corridors.

Ken Nelson with The Village said Bruce Stone retired in January after 37 years, and they have a new City Manager. The Village passed a bond for more sidewalks and parks. They have a Planned Unit Development (PUD) project with Habitat for Humanity to put four houses on land that was donated by a church.

Sam Adams with Tinker Air Force Base said they have added new jobs and are working on an Airfield District Plan.

Julie Shannon with Yukon said development is slowing down. Yukon is running out of land space as they have so many floodplains and they are looking at more redevelopment in their code update. They are taking their code update to the council next month, and hopefully it will be adopted by June 1.

Devon Westbrook with Newcastle said they are working on their comprehensive plan update and hoping to wrap up in six months. Mr. Westbrook said they sent out an RFQ this month to update zoning, sign, and subdivision regulations. He said development has not slowed down and they are also working on a modeling study for stormwater. They have two commercial projects going on and two new subdivision plats being reviewed.

Joyce Green with Norman said the city offices moved to a different building. Last month, they passed new engineering design standards. They are looking at their comprehensive and infrastructure plan updates and they are negotiating contracts that will kick off in May.

Jan Fees with Edmond said their city office moved last week. Edmond is working with consultants on zoning, subdivision, and stormwater code updates. Ms. Fees said a ULI panel came to Edmond last month and did a study of downtown Edmond. Ms. Fees said most of the development in Edmond is downtown, with 500 apartments under development.

Brian Wint with Cleveland County said they have a new juvenile detention center that will open this summer. Once they vacate the existing facility, it will become a juvenile mental health center and high-risk alternative school. Their fairground project is ongoing as well.

Dustin Downey with El Reno said they have slowed down on residential growth, but it is picking back up again. Mr. Downey said he talked with one of the existing developers and they are building near Lake El Reno which adds additional housing types. Mr. Downey said the Lake El Reno walking trail broke ground in the first phase and the city has an application in for the second phase. He said in their park survey, 80 percent of respondents wanted the walking trail to go all the way around the lake. They broke ground on the fiber project and in the next four to five months they will be able to offer high speed internet to residents.

E. NEW BUSINESS

None.

F. ADJOURN

There being no further business, the meeting adjourned at 10:03 a.m.



ATTACHMENT C-1

SUBJECT:

HISTORIC PRESERVATION PLANNING DISCUSSION

DATE:

MAY 11, 2023

FROM:

HANNAH NOLEN, AICP
Program Coordinator
Transportation Planning Services

and

PETYA STEFANOFF
Comprehensive Planner
City of Midwest City

INFORMATION:

Historic preservation planning seeks to protect future generations cultural resources such as historic districts, buildings, sites, and other built forms. Planners often face challenges when attempting to integrate historic preservation goals and requirements into comprehensive plans and through implementation tools such as zoning and land development regulations.

At the May meeting, Petya Stefanoff will lead a discussion concerning how planning and zoning can help support historic preservation in Central Oklahoma.

ACTION REQUESTED:

For information only.



ATTACHMENT C-2

SUBJECT:

2022 RESIDENTIAL AND COMMERCIAL BUILDING PERMIT REQUEST

DATE:

MAY 11, 2023

FROM:

HANNAH NOLEN, AICP

Program Coordinator

Transportation Planning Services

INFORMATION:

ACOG staff is requesting 2022 building permits from each community to help with regional transportation planning and the development of the next Metropolitan Transportation Plan (MTP), which will need to include building permit information for the years 2020 to 2024.

Staff requests single-family, multi-family, group quarters (nursing homes/retirement homes), and new business permits for **calendar year 2022**. If communities have demolition permits, staff would appreciate that information as well. GIS files are preferred, but staff will also accept Excel files.

Examples of data features that would be helpful include: type of permit, address, date of permit, number of units, company name, and ZIP code. Additional information is always welcome.

Please direct any data or questions to Hannah Nolen at hnolen@acogok.org.

The status of the requested data for calendar years 2020 to 2022 can be found on the attached table.

ACTION REQUESTED:

For information only.

STATUS OF REQUESTED BUILDING PERMITS

Community	Building Permits		
	2020	2021	2022
Bethany	X		
Blanchard	X	X	X
Cedar Valley			
Choctaw	X	X	X
Cole			
Del City			
Edmond	X	X	X
El Reno			X
Forest Park			
Goldsby			
Guthrie	X	X	
Harrah			
Jones			
Lexington			
Luther	X	X	X
Midwest City		X	
Moore	X	X	X
Mustang	X	X	X
Newcastle	X	X	X
Nichols Hills			
Nicoma Park			
Noble		X	X
Norman	X	X	X
Oklahoma City	X	X	X
Oklahoma County	X	X	X
Piedmont			
Slaughterville	X	X	
Spencer			
Tuttle	X	X	X
The Village	X	X	
Warr Acres	X	X	X
Yukon	X	X	X

X = Data provided to ACOG