

MINUTES
TOWN OF SLAUGHTERVILLE
PLANNING AND ZONING COMMISSION
Regular Meeting
October 14, 2025

1. CALL TO ORDER

Edna Manning called a meeting of the Slaughterville Planning and Zoning Commission to order at 5:30 p.m. October 14, 2025. The meeting was held at the Slaughterville Town Hall at 10701 US Highway 77 and was conducted pursuant to the State Open Meeting Law with due and proper notice provided. Notice of the meeting was given by posting an agenda on October 7, 2025.

2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT

KAREN ATKINS	PRESENT
JEREMY RENFRO	PRESENT
ZACH PAULK	PRESENT
THAD DRIEVER	PRESENT
EDNA MANNING	PRESENT

A quorum was established. Also present were Town Administrator Carol Lance, Administrative Assistant Kari Kilgore, Town Clerk Linda Butts and Permit/Code Compliance Specialist Frankie Anglin.

3. PUBLIC HEARINGS

- a) **PUBLIC HEARING CONCERNING AN APPLICATION FOR A PROPOSED ZONING CHANGE FOR A TRACT OF LAND FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT PLANNING AREA A AND B TO AR-2 AGRICULTURAL / RESIDENTIAL DISTRICT HIGHER DENSITY PLANNING AREA A AND B SUBMITTED BY STEVE L. MINOR. THE APPLICANTS INTENDED PURPOSE FOR REZONING IS FOR AN ANIMAL RESCUE. THE PROPERTY IS LOCATED AT 6650 127TH STREET IN SLAUGHTERVILLE, OKLAHOMA.**

Legal Description: Part of the West Half (W/2) of the Southeast Quarter (SE/4) and part of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter (SEA) of said Section; Thence South 89°40'03" west 2042.84 feet; Thence North 335.00 feet; Thence North 89°40'03" East 108.77 feet; Thence North 0°23'56" west 1832.00 feet to the true Point of Beginning; Thence South 89°40'03" West a distance of 639.01 feet; Thence North 0°5 1 '06" West a distance of 229.01 feet; Thence North 89°40'03" East a distance of 640.82 feet; Thence South 0°23' 56" East 229.00 feet to the Point of Beginning. AKA Tract 38 APPLE BROOK, according to the Survey filed in Book 1249, Page 378.

Mr. and Mrs. Minor presented the results of the water testing they had done. They also stated that the number of animals would be reduced to 41 on October 15, 2025.

- b) **Public Hearing for Ordinance No. 2025-03, AMENDING PART 13 ENTITLED “ZONING REGULATIONS”, CHAPTER 4 ENTITLED “SUBDIVISION REGULATIONS”, ARTICLE I AND ARTICLE II OF THE SLAUGHTERVILLE MUNICIPAL CODE 2015 (2024 SUPPLEMENT), BY THE AMENDMENT OF SECTION 13-405.1, SUBSECTION B, PROVIDING THAT LOT SPLITS AS HEREIN DEFINED NO LONGER REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION OR BOARD OF TRUSTEES, BUT SUCH DIVISIONS OF LAND SHALL REQUIRE COMPLIANCE WITH OTHER MUNICIPAL ORDINANCES; BY THE AMENDMENT OF SECTION 13-406, SUBSECTION B, RESERVING SUCH SUBSECTION BUT DELETING THE REQUIREMENTS PERTAINING TO LOT SPLITS; BY THE AMENDMENT OF SECTION 13-410, SUBSECTION C,1, DELETING THE ADMINISTRATIVE FEE FOR LOT SPLITS; BY THE AMENDMENT OF SECTION 13-430, SECTION C, RESERVING THE SUBSECTION BUT DELETING THE REFERENCE TO LOT SPLITS; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; DECLARING AN EMERGENCY.**

Ordinance No. 2025-03 eliminates the requirement for landowners to submit applications, pay a fee, and have a hearing before the Planning Commission and Board of Trustees of the Town of Slaughterville, to provide for a lot split, as defined by the municipal code. The provision requires compliance with all other zoning regulations, including but not limited to minimum lot size requirements and the provision of adequate access to existing trafficways.

Statement was made that 99 percent of lot splits coming before the board are approved. Concerns were expressed about declaring an emergency.

- c) **Public Hearing for Ordinance 2025-04 AMENDING PART 13 ENTITLED “ZONING REGULATIONS”, CHAPTER 3 ENTITLED “SIGN REGULATIONS OF THE SLAUGHTERVILLE MUNICIPAL CODE 2015 (2024 SUPPLEMENT), BY PROVIDING FOR THE PERMITTING OF OFF-PREMISES SIGNS IN CERTAIN ZONING DISTRICTS AND LOCATIONS; BY THE AMENDMENT OF SECTION 13-302 ENTITLED DEFINITIONS, BY ADDING AND AMENDING CERTAIN DEFINITIONS PERTAINING TO OFF-PREMISES SIGNS; BY THE AMENDMENT OF SECTION 13-306 BY DELETING SUBSECTION H WHICH BANS OFF-PREMISES SIGNS EXCEPT FOR DIRECTIONAL SIGNS; BY THE ADDITION OF A NEW SECTION 13-307A ENTITLED OFF-PREMISES SIGNS, INCLUDING BILLBOARDS/OFF-PREMISES ADVERTISING SIGNS/DIGITAL SIGNS; BY PROVIDING FOR A) ZONING DISTRICTS AND LOCATIONS WHERE OFF-PREMISES SIGNS ARE PERMITTED, B) BUILDING PERMITS, C) STATE AND FEDERAL REGULATIONS, D) SIZE, E) LOCATION, F) SETBACKS, G) HEIGHT, H) LIGHTING) NUMBER OF FACES, J) CONSTRUCTION STANDARDS, K, PROHIBITED OFF-PREMISES SIGNS, L) NONCONFORMING SIGNS, AND K) FEES; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; PENALTY; DECLARING AN EMERGENCY.**

Ordinance No. 2025-04 permits that which is not currently permitted in the Town of Slaughterville, Oklahoma, namely, the erection and maintenance of off-premises signs in appropriate areas subject to reasonable rules and regulations. Off-Premises Signs, other than small directional signs, are not currently permitted in the Town. If approved, this ordinance will permit off-premises signs to be constructed on agriculturally and commercially zoned properties which lie adjacent to U. S. Highway 77.

The Public Hearing was held.

4. **DISCUSSION AND/OR ACTION ITEMS**

- a) **Discussion and/or action concerning approval of the minutes for the August 12, 2025, regular meeting.**

Motion made by Zach Paulk and seconded by Jeremy Renfro to approve the August 12, 2025 meeting minutes.

YEA: MANNING, RENFRO, ATKINS, PAULK, DRIEVER
NAY: NONE

- b) **Discussion and/or action on the review and recommendation to the Board of Trustees for a proposed zoning change for a tract of land from R-1 Single-Family Residential District Planning Area A and B to AR-2 Agricultural / Residential District Higher Density Planning Area A and B. The Property is located at 6650 127th Street in Slaughterville, OK. AKA Tract 38 Apple Brook**

Motion made by Thad Driever and seconded by Jeremy Renfro to recommend to the Board of Trustees to deny the zoning change based on Part B of section 13-114 of noncompliance and acreage size.

YEA: MANNING, RENFRO, ATKINS, PAULK, DRIEVER
NAY: NONE

- c) **Discussion and/or action on the review and recommendation to the Board of Trustees for Ordinance No. 2025-03, providing that lot splits as herein defined no longer require review and approval by the Planning Commission or Board of Trustees, but such land divisions of land shall require compliance with other municipal ordinances.**

Motion made by Zach Paulk and seconded by Jeremy Renfro to approve the recommendation, with the stipulation it is not declared an emergency, to no longer require board approval of lot splits.

YEA: MANNING, PAULK, RENFRO, DRIEVER
NAY: ATKINS

- d) **Discussion and/or action on the review and recommendation to the Board of Trustees for Ordinance No. 2025-04, providing for the permitting of off-premises signs in certain zoning districts and locations.**

Motion made by Zach Paulk and seconded by Thad Driever to approve recommendation to the Board of Trustees, with the stipulation without declaring emergency, for off-premises signs.

YEA: PAULK, DRIEVER
NAY: MANNING, ATKINS, RENFRO

5. **REPORTS**

- a) **Code Compliance Specialist** – M. Franki Anglin reported there were currently 46 open with 5 new cases.

6. **REMARKS AND INQUIRIES BY COMMISSION MEMBERS AND STAFF**

Town Administrator Carol Lance expressed appreciation to the Planning and Zoning Commission.

7. **ADJOURNMENT**

Edna Manning adjourned the meeting at 6:14p.m.

Approved on the 14th day of April 2026

Chairman, Edna Manning

Attest:

Town Clerk, Linda Butts