

IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA WAS POSTED JULY 9, 2026, AT 1:30 P.M. AT THE CUSHING CITY HALL, 100 JUDY ADAMS BOULEVARD, CUSHING, OKLAHOMA

MINUTES OF THE SPECIAL MEETING
PLANNING COMMISSION
HELD AT 100 JUDY ADAMS BLVD
JULY 16, 2026
8:30 A.M.

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item. The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, refer to committee or subcommittee, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its 11-Municipal Government/Trust manager, Attorney or the recommending Board, Commission or Committee.

Present: FORSYTH, LANE, ELLSWORTH, DUFF, GRIFFITH

Staff Present: DEREK GRIFFITH, ASST. CITY MANAGER, NATHAN MELOY, COMMUNITY DEVELOPMENT

1 **CALL TO ORDER AND ROLL CALL**

The Special Meeting of the Planning Commission was called to order on July 16, 2026, at 8:30 A.M. by Chair Forsyth.

2 **APPROVAL OF MINUTES**

- a Approval of minutes for the May 7, 2026, special meeting.

MOTION: A MOTION WAS MADE BY COMMISSIONER DUFF TO APPROVE THE MAY 7, 2026, SPECIAL MEETING MINUTES AS PRESENTED, THE MOTION WAS SECONDED BY VICE CHAIR GRIFFITH

AYE: CHAIR FORSYTH, COMMISSIONER LANE, COMMISSIONER ELLSWORTH, COMMISSIONER DUFF, VICE CHAIR GRIFFITH

3 **PUBLIC HEARING**

- a To consider granting a zone change from R-1 District (One Family Residential) to C-3 District (General Business) at the following: A part of Lot 1 of the NE/4 of Section 2, Township 17N, R5E Payne County, Oklahoma more particularly described as beginning at a point 900 feet West and 50 feet South of the Northeast Corner of the NE/4 Section 2, T1 7N, R5E; thence South 250 feet; thence West 204 feet; thence North 250 feet; thence East 204 feet; to the point of beginning. General Location: 2305 E. Main.

Applicant Linda Rogers was present for questions and comments.

Derek Griffith, Assistant City Manager, confirmed that the proof of publication, proof of posting and proof of mailing notices to all property owners within a 300-foot radius of the exterior boundary of the described properties as furnished by the applicant were followed.

Ms. Rogers stated that rezoning the property commercially would help in the future sale of the property. She stated one of the properties was being used as a resident.

Derek Griffith questioned if the property was rezoned; could it continue to be a resident?

Chair Forsyth stated that the property could continue as a resident until it no longer was used as such.

After some discussion from staff and members, a motion was made.

MOTION: A MOTION WAS MADE BY COMMISSIONER ELLSWORTH TO RECOMMEND THE ZONE CHANGE FROM R-1 DISTRICT TO C-3 DISTRICT THE PROPERTY LOCATED AT 2305 E. MAIN, THE MOTION WAS SECONDED BY COMMISSIONER LANE

AYE: CHAIR FORSYTH, COMMISSIONER LANE, COMMISSIONER ELLSWORTH, COMMISSIONER DUFF, VICE CHAIR GRIFFITH

- b To consider granting a zone change from R-1 District (One Family Residential) to C-3 District (General Business) at the following: A part of Lot One (1) of Section Two (2), Township Seventeen (17) North, Range Five (5) East of the Indian Meridian, in Payne County, State of Oklahoma, more particularly described as follows: Beginning at a point 50 feet South and 747 feet West of the Northeast corner of said Lot.1, Section 2, Township 17 North, Range 5 East of the Indian Meridian, thence South 250 feet, thence West 153 feet, thence North 250 feet, thence East 153 feet to the point of beginning, less and except all oil gas and other minerals and mineral rights. General Location : 2307 E. Main.

Derek Griffith, Assistant City Manager, confirmed that the proof of publication, proof of posting and proof of mailing notices to all property owners within a 300-foot radius of the exterior boundary of the described properties as furnished by the applicant were followed.

After some discussion from staff and members, a motion was made.

Items 3a and 3b will be placed on the August 17, 2026, Cushing City Commission meeting for a final decision.

MOTION: A MOTION WAS MADE BY COMMISSIONER LANE TO RECOMMEND THE ZONE CHANGE FROM R-1 DISTRICT TO C-3 DISTRICT FOR THE PROPERTY LOCATED AT 2307 E. MAIN, THE MOTION WAS SECONDED BY COMMISSIONER ELLSWORTH

AYE: CHAIR FORSYTH, COMMISSIONER LANE, COMMISSIONER ELLSWORTH, COMMISSIONER DUFF, VICE CHAIR GRIFFITH

4 **DISCUSSION**

- a Review of Conditional Use Permit Regulations and Policies for Mobile Homes

Members and staff discussed making changes to the regulations, conditions and the policy regarding conditional use permits for mobile homes.

5 **SCHEDULED BUSINESS**

- a Discussion and action on the five-year review of the Conditional Use Permit for 107 W. Cypress St.

After some discussion from staff and members a motion was made.

MOTION: A MOTION WAS MADE BY VICE CHAIR GRIFFITH TO RECOMMEND THE CONDITIONAL USE PERMIT FOR AN ADDITIONAL FIVE (5) YEARS FOR THE PROPERTY LOCATED AT 107 W. CYPRESS ST. AND CONTINUE TO FOLLOW THE CONDITIONS PLACED ON THE ORIGINAL PERMIT, THE MOTION WAS SECONDED BY COMMISSIONER LANE

AYE: CHAIR FORSYTH, COMMISSIONER LANE, COMMISSIONER DUFF, VICE CHAIR GRIFFITH

NAY: COMMISSIONER ELLSWORTH

- b Discussion and action on the five-year review of the Conditional Use Permit for 1107 E. Greenlee St.

After some discussion with staff and members related to some conditions identified during the inspection of the mobile home that still needs addressed, a motion was made.

MOTION: A MOTION WAS MADE BY COMMISSIONER ELLSWORTH TO TABLE THE REVIEW OF THE CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 1107 E. GREENLEE ST. FOR NINETY DAYS, THE MOTION WAS SECONDED BY COMMISSIONER LANE

AYE: CHAIR FORSYTH, COMMISSIONER LANE, COMMISSIONER ELLSWORTH, COMMISSIONER DUFF, VICE CHAIR GRIFFITH

- c Discussion and action on the five-year review of the Conditional Use Permit for 408 S. Steele Ave.

After some discussion with staff and members a motion was made.

MOTION: A MOTION WAS MADE BY COMMISSIONER ELLSWORTH TO RECOMMEND THE CONDITIONAL USE PERMIT FOR AN ADDITIONAL FIVE (5) YEARS FOR THE PROPERTY LOCATED AT 408 S. STEELE AVE. AND CONTINUE TO FOLLOW THE CONDITIONS PLACED ON THE ORIGINAL PERMIT, THE MOTION WAS SECONDED BY COMMISSIONER LANE

AYE: CHAIR FORSYTH, COMMISSIONER LANE, COMMISSIONER ELLSWORTH, COMMISSIONER DUFF, VICE CHAIR GRIFFITH

- d Discussion and action on the five-year review of the Conditional Use Permit for 430 N. Luella Ave.

After some discussion with staff and members, a motion was made.

MOTION: A MOTION WAS MADE BY COMMISSIONER LANE TO RECOMMEND THE CONDITIONAL USE PERMIT FOR AN ADDITIONAL FIVE (5) YEARS FOR THE PROPERTY LOCATED AT 430 N. LUELLA AVE..AND CONTINUE TO FOLLOW THE CONDITIONS PLACED ON THE ORIGINAL PERMIT, THE MOTION WAS SECONDED BY COMMISSIONER DUFF

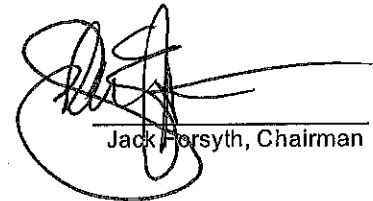
AYE: CHAIR FORSYTH, COMMISSIONER LANE, COMMISSIONER ELLSWORTH, COMMISSIONER DUFF, VICE CHAIR GRIFFITH

6 **ADJOURNMENT**

MOTION: A MOTION WAS MADE BY COMMISSIONER DUFF TO ADJOURN THE SPECIAL PLANNING COMMISSION MEETING AT 9:50 A.M., THE MOTION WAS SECONDED BY COMMISSIONER LANE

AYE: CHAIR FORSYTH, COMMISSIONER LANE, COMMISSIONER ELLSWORTH, COMMISSIONER DUFF, VICE CHAIR GRIFFITH


Melissa Gaunder, Admin. Asst.


Jack Forsyth, Chairman