

IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA WAS POSTED MAY 1, 2026, AT
10:00 AM AT THE CUSHING CITY HALL, 100 JUDY ADAMS BOULEVARD, CUSHING, OKLAHOMA

MINUTES OF THE SPECIAL MEETING
PLANNING COMMISSION
HELD AT 100 JUDY ADAMS BLVD
MAY 7, 2026
8:30 AM

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, DUFF, GRIFFITH

Absent: ELLSWORTH

Staff RYAN OCHSNER, CITY MANAGER; DEREK GRIFFITH, ASST. CITY MANAGER; CALEB DAWES,
Present: COMMUNITY DEVELOPMENT

1 **CALL TO ORDER AND ROLL CALL**

The Special Meeting of the Planning Commission was called to order on May 7, 2026, at 8:30 AM by Chair Forsyth.

2 **APPROVAL OF MINUTES**

- a Approval of minutes for the February 10, 2026, special meeting.

MOTION: A MOTION WAS MADE BY VICE CHAIR GRIFFITH TO APPROVE THE FEBRUARY 10, 2026 MEETING MINUTES AS PRESENTED, THE MOTION WAS SECONDED BY COMMISSIONER DUFF

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

3 **NEW BUSINESS**

- a Ratification of Lot Split for Lots Forty Three (43), Forty Four (44), Forty Five (45), and Forty Six (46), Block Eight (8), Broadway Square Addition. General Location: 1138 East 5th St.

After some discussion from Chair Forsyth a motion was made.

MOTION: A MOTION WAS MADE BY VICE CHAIR GRIFFITH TO APPROVE THE RATIFICATION OF THE LOT SPLIT AS PRESENTED, THE MOTION WAS SECONDED BY COMMISSIONER LANE

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

4 **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 tract of land in the Northeast Quarter (NE/4) of Section Two (2), Township Seventeen (17) North, Range Five (5) East of the Indian Meridian, Payne County, State of Oklahoma, more Particularly described as follows: Beginning at a Point 50 feet South and 339 Feet West of the Northeast Corner of said NE/4 Section 2, Township 17 North, Range 5 East I.M. Thence South 250 Feet, Thence West 102 Feet, Thence North 250 Feet, Thence East 102 Feet to the Point of Beginning. General Location: 2317 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.

Residents, Mike & Annette Starks, Justin Sappington, and Joyce Abrams were present and stated their concerns regarding the zone change. They were not in support of the change.

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

Item will be placed on the May 18, 2026, Cushing City Commission meeting for final decision.

MOTION: A MOTION WAS MADE BY COMMISSIONER LANE TO NOT RECOMMEND THE ZONE CHANGE FROM R-1 DISTRICT TO C-3 DISTRICT FOR THE PROPERTY LOCATED AT 1217 E. MAIN , THE MOTION WAS SECONDED BY COMMISSIONER DUFF

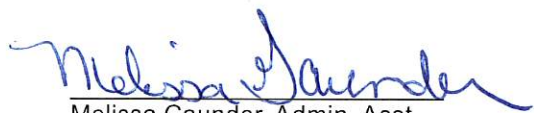
AYE: COMMISSIONER LANE, COMMISSIONER DUFF, VICE CHAIR GRIFFITH

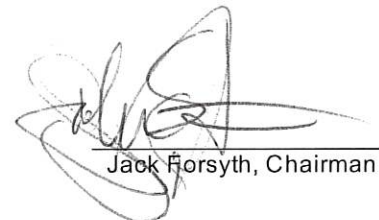
NAY: CHAIR FORSYTH

5 **ADJOURNMENT**

MOTION: A MOTION WAS MADE BY COMMISSIONER LANE TO AJOURN THE SPECIAL PLANNING COMMISSION MEETING AT 9:00 AM, THE MOTION WAS SECONDED BY VICE CHAIR GRIFFITH

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


Melissa Gaunder, Admin. Asst.


Jack Forsyth, Chairman