

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

January 20, 2000 1:30 P.M.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Ms. Cheryl Dorrance, at 1:30 P.M., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Ms. Cheryl Dorrance, Chairperson
Mr. Will K. Jones, Member
Mr. Curtis Roberts, Member
Mr. David E. Richey, Member
Mr. Everett Martin, Member

Also in attendance:

Tyler Gammon, Jr., Secretary
Richard Rolison, County Planner
Cassandra Williams, Assistant District Attorney

The Planning Commission Secretary, Mr. Gammon called roll and a quorum was declared.

Mr. Jones made a motion to approve the minutes of the November 19, 1999 and December 16, 1999 meetings. Mr. Roberts seconded the motion. Vote taken: Roberts – Aye; Jones – Aye; Dorrance – Aye; Richey – Aye; and Martin – Aye. The minutes were unanimously approved.

Final Plat: (FP99-7) DEER CREEK HILLS, II

Application of: **C & S DEVELOPMENT CO., INC**

The developers are petitioning to complete the second phase of the subdivision. It is located to the South of the original plat and will consist of four (4) lots on 11.2 acres. The subdivision will have the same covenants and restrictions as the original plat. The following is the legal description of the property:

A part of the Southeast Quarter (SE/4), Section 28, T14N, R4W, I.M., in Oklahoma County, Oklahoma, and being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter (SE/4), thence North 00°01'45" East along the East line of said Southeast Quarter (SE/4), a distance of 997.75 feet; thence North 90°00'00" West a distance of 698.44 feet; thence South 00°01'45" West a distance of 70.76 feet to the point of beginning; thence from said POINT OF BEGINNING South 00°01'45" West a distance of 435.00 feet; thence South 81°26'09" West a distance of 483.50 feet; thence South 90°00'00" West a distance of 518.57 feet; thence North 00°00'21" West a distance of 507.00 feet; thence North 90°00'00" East a distance of 996.95 feet to the point of beginning containing 11.2067 acres, more or less.

Located at the Northwest Corner of North Mac Arthur Blvd and Edmond Road (NW 178th) or near 18000 N. Elk Lane (County Hwy District #3)

Mr. Gammon gave the staff report: "Deer Creek Hills, II is a modification of the previous preliminary plat of Deer Creek Hills II from two years ago. There were about eight or nine lots at the time. Since that time there have been some re-platting and some of the property was set aside for a church and a few tracts were sold for new homes instead. This final plat consists of four lots on a short cul-de-sac."

Ms. Dorrance asked if the church was located on lots 3 & 4.

Mr. Gammon stated that he thought the church was located on lot four (4), but was not sure.

Mr. Rolison stated that he thought that the church had purchased both lots. "Mr. Fenton would not have signed a permit if it crossed the lot line. We recommend approval based upon the approval given in 1997".

Ms. Dorrance asked if anyone was representing the applicant.

Mr. Clyde Wilkerson of Coon Engineering stated that they had complied with all of the ordinances and requirements for the final plat.

A motion was made by Mr. Martin to approve the final plat of Deer Creek Hills II. Mr. Jones seconded the motion. Vote taken: Dorrance - Aye; Jones - Aye; Roberts - Aye; Martin - Aye; Richey - Aye. The motion was approved unanimously.

Discussion and possible approval of the completion of the road construction and erosion control measures in the Lakeview Estates Subdivision and forwarding recommendations to the Board of County Commissioners to release the Surety Bond in the amount of \$59,298.00.

Applicants: **SCOTTIE L. & NANCY SMITH**

PROPERTY DESCRIPTION: A tract of land lying in the NW/4, Section 11, Township 11N, R1W of the Indian Meridian; known as being the N/2 of Tract 17 and all of Tracts 18 and 19 of the unrecorded plat of the Walnut Ridge Heights Subdivision, being further described as follows: Beginning at a point on the East line of said NW/4, said point being 496.50 feet, N00°26'59"W of the SE Corner of said NW/4; Thence S89°55'27.05"W, a distance of 1,318.36 feet; Thence N00°33'42"W, a distance of 823.95 feet; Thence N89°49'49.3"E, a distance of 1,319.96 feet to the said East line of the NW/4; Thence S00°26'58.5"E along said East line, a distance of 826.10 feet; to the point of beginning, containing 24.98 acres, more or less, subject to any easements of record.

Location: South of SE 15th between Henney and Choctaw Rd. (Hwy Dist. #2)

Mr. Gammon stated that Lakeview Estates plat was approved in 1997 by the Planning Commission and approved by the Board of Commissioners in 1998. "The Smiths had put up a bond for the roads which was released in February of 1998. The erosion control bond was held because there wasn't enough time for the sodding and grass to be established. Now that the sodding and grass has been established and the County Engineer and the Road Superintendent have made conformation of the completeness, it is time for us to release the bond."

Ms. Williams asked if part of the bond had already been released?

Mr. Gammon stated, "No it was held up entirely. "The road bond was not separated from the Erosion Control Bond."

Mr. Roberts made motion to approve the release of the bond for Lakeview Estates. Mr. Richey seconded the motion. Vote taken: Dorrance - Aye; Jones - Aye; Roberts - Aye; Martin - Aye; Richey - Aye. The motion was unanimously approved.

Discussion and possible approval of the completion of the erosion control measures in the Deer Park Addition and forwarding recommendations to the Board of County Commissioners to release the Surety Bond in the amount of \$5,000.00.

Applicant: **PERRY TOWNSEND**

PROPERTY DESCRIPTION: Part of the SE/4 of Section 14, T-11-N, R-1-E, of the I.M.; Oklahoma County, Oklahoma, being more particularly described as follows:
Commencing at the Southwest Corner of said SE/4, Thence N00°10'16"W along the West line of said SE/4 a distance of 658.62 feet to the point of beginning, Thence N00°10'16"W a distance of 1124.39 feet; Thence 89°24'10"E a distance of 1190.31 feet; Thence S00°05'37"E a distance of 1794.22 feet to the South line of said SE/4; Thence S89°56'33"W along the South line of said SE/4 a distance of 534.53 feet; Thence N00°07'43"W a distance of 658.45 feet; Thence S89°57'26"W a distance of 653.81 feet to the Point or Place of Beginning. The above-described Tract contains 38.94 acres, more or less.

Location: North of SE 44th between Dobbs & Harrah Rd. (Hwy Dist. #2)

Ms. Dorrance stated that this item was exactly the same as the previous item.

Mr. Gammon stated that the subdivision bond had been released on this item. "The Erosion Control Bond was received and maintained as a separate bond. Confirmation of the completion of the erosion controls have been received from the Assistant County Engineer and road superintendent that it was in good shape.

Mr. Martin made a motion to approve the release of the bond for erosion control for the Deer Park Addition. Mr. Richey seconded the motion. Vote taken: Dorrance - Aye; Jones - Aye; Roberts - Aye; Martin - Aye; Richey - Aye. The motion was approved unanimously.

November 1999 and December 1999 Planning Commission Fee Fund Report

Mr. Gammon reported that the fees collected for November 1999 was \$6,535.40 and December 1999 was \$12,028.75. Mr. Roberts made a motion to accept the report. Mr. Martin seconded the motion. Vote Taken: Dorrance - Aye; Jones - Aye; Roberts - Aye; Martin - Aye; Richey - Aye. The motion was approved unanimously.

Adjournment:

Mr. Jones motioned for adjournment. Mr. Richey seconded the motion. Vote taken: Dorrance - Aye; Jones - Aye; Roberts - Aye; Martin - Aye; Richey - Aye. The being no further business to discuss the meeting was adjourned at 3:00 P.M.