

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

June 15, 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. Curtis Roberts, Member
Mr. David E. Richey, Member
Mr. Everett Martin, Member

Also in attendance:

Tyler Gammon, Jr., Secretary
Richard Rolison, County Planner
Harry Fenton III, P.E., Assistant County Engineer

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

Mr. Roberts made a motion to approve the minutes of the April 20, 2000 and May 18, 2000 meetings. Mr. Richey seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Richey – Aye; and Martin – Aye. The minutes were unanimously approved.

Annual Election of Officers.

Mr. Roberts made a motion to elect Mrs. Cheryl Dorrance as Chairperson by acclamation. Mr. Richey seconded the motion. Vote was taken: Roberts – Aye; Dorrance – Aye; Richey – Aye; and Martin – Aye.

Mr. Richey made a motion to elect Mr. Will K. Jones as Vice-Chairman by acclamation. Mr. Martin seconded to motion. Vote was taken: Roberts – Aye; Dorrance – Aye; Richey – Aye; and Martin – Aye.

(Deferred Item) Zoning: (Z2 – 00)

From: AA – Agricultural and Rural Residential District
To: RA – Acreage Residential District

Application of: **HADJIEH HASSANI dba**
LAND IMPROVEMENT, L.L.C.

The applicant is requesting to rezone the tract in order to develop a subdivision for single-family housing. If the rezoning is approved, each lot will be a minimum of one and a half acres in size.

Part of the West half (W^{1/2}) of the Northwest Quarter (NW^{1/4}) of Section Four (4), Township Fourteen (T-14-N) North, Range Two (R-2-W) West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at point 826.3 feet South of the Northwest Corner (NW/C) of said West half (W^{1/2}) of said Northwest Quarter (NW^{1/4}); Thence South along the West line of said Quarter Section a distance of 1197.7 feet to a point 660 feet North of the Southwest Corner (SW/C) of said West half (W^{1/2}) of said Northwest Quarter (NW^{1/4}); Thence East and parallel with the North line of said Quarter Section a distance of 1326.11 feet to the East line of said West Half (W^{1/2}) of said Northwest Quarter (NW^{1/4}); Thence North along the east line of said West Half (W^{1/2}) of the Northwest Quarter (NW^{1/4}) a distance of 1197.7 feet; Thence West and Parallel to the North line of said Quarter Section a distance of 1327.23 feet to the Point of Beginning.

Location: 6400 N. Sooner Rd (County Highway District #3)

Mrs. Dorrance asked if there was an applicant present. She then stated, "Let the record show that there was no applicant present." Mrs. Dorrance then asked if there were any protestors. She then stated, "Let the record show that there are no protestors present."

Mr. Gammon stated that he would speak on behalf of the applicant. He believed that the applicant was probably out of town and unavailable to attend. He also stated that he did not believe that the applicant had worked out all of the problems with the application and that they indeed may be workable but is taking more time than anticipated.

The staff recommended a deferment of the item. Mr. Roberts made a motion to defer the item until the next meeting. Mr. Richey seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Richey – Aye; and Martin – Aye.

**(Staff Report): Trash Cop and State Department of Environmental Quality
(DEQ) responsibilities:**

Mr. Gammon passed out handouts regarding the duties of the Trash Cop and the duties of DEQ. He stated that the Trash Cop program started in 1997, funded by the state. \$40,000.00 was to be used to provide the salary, and all other expenses incurred.

Ms. Jan McCall, Administrative Assistant to the District # 3 Commissioner stated that Commissioner Earnest and she had set the program up initially. "The \$40,000.00 was only for the first year. "They were supposed to be self funded from then on by money made from citations. It took a drawback when the citations were going into another fund because they didn't have a fund for that particular thing. If more citations were written, it would be self funding."

Mrs. Dorrance stated that there are surely ways to help bring in revenue for the program. We need publicity about the program to make people aware that there is someone that they can call for help.

Mr. Martin stated that he did not agree with a portion that states that Mr. Simkins is not allowed on private property. He felt that because Mr. Simkins is a deputy, he should be able to go any place he wants to.

Mr. Gammon stated that per state statutes, The Trash Cop is not allowed to go onto private property unless a visible hazard such as hazardous leakages are seen coming from public property.

Mr. Martin asked if that could be changed? He stated that he had called about dumped trash on public property and had not received the courtesy of a returned call from the Trash Cop.

Ms. McCall stated that the previous trash cop had done an excellent job of issuing citations.

Mrs. Dorrance asked if there was a place where records could be obtained on how many citations are being issued?

Mr. Gammon stated that any citizen could get that information.

Ms. McCall stated that the animal control was a takeoff of the trash cop because there was not anyone to handle any of the animal control. She also stated that she believed that the Sheriff's office contracts with Oklahoma City or Midwest City Animal Shelter to take care of some of the animals picked up.

Mrs. Dorrance stated that now they know that there is a program in place to take care of debris on public property and loose animals that are considered dangerous or a hazard.

Mr. Gammon stated that The Department of Environmental Quality's (DEQ) website did not mention where to call about weeds, tall grass, etc. Unless there is an apparent environmental problem, they will not check out the weed complaints. They do not get involved with abandoned vehicles.

Mr. Gammon stated that the City/County Health Department would only respond to issues where there are communicable diseases involved.

Mrs. Dorrance wanted to go over the checklist made at the previous meeting to see what had been covered:

-Trash	-Debris/Structures	-Domestic Animals Chasing Livestock
-Abandoned Vehicles	-Noise	-Road Trash
-Solvents	-Illegal Dumping	-County Right-of-way

- ✓Trash: - public property handled by the trash cop.
- ✓Illegal Dumping: - public property handled by the trash cop.
- ✓Solvents: – handled by DEQ.
- ✓Noise: – handled by DEQ.
- ✓Domestic Animals Chasing Livestock: – handled by the trash cop in a limited sense.
- ✓County Right-of-Way trash: – handled by the trash cop.
- ✓Road Trash: – handled by the trash cop.

Below are the remaining items that need to be approached by Cassandra Williams in setting up ordinances or in guiding us in the direction to take care of these items:

- Debris/Structures
- Abandoned Vehicles

Ms. Dorrance stated that Ms. Williams had brought a draft of an urban type of ordinance before us that would handle the above concerns. Mrs. Dorrance stated that they should ask Mrs. Williams to

draft ordinances that are simple and direct dealing with debris, dilapidated structures, and abandoned vehicles on private land.

Mr. Martin stated that he feels that property owners now do nothing but thumb their noses at the situation. "Liens should be placed against the properties and somewhere down the line someone will end up paying for it."

Mr. Roberts stated that he was from the day when relatives came to this country to be free. They took care of their land as they saw fit. He said he agreed with the interactions when it comes to the hazardous materials.

Mrs. Dorrance stated that visibility and intruding on neighbors are issues that need consideration in the draft of the ordinances.

Mr. Rolison stated that there should be a clarification on the vehicle issue. "Part of what constitutes a salvage/junk yard is addressed in the Zoning Regulations. The old one was 200 square feet. Now it is whatever you can call salvage operation." He stated that they could go back to an area requirement. If a person were to accumulate cars in excess of that square foot area we would be able to contact them. There is a need to be reasonable in coming up with a square footage to enforce. If a complaint was made, we would find out the property and owner, send Mr. Frey out to get photographic evidence. Then a letter would be written to the property owner and many times the pictures will be included in the letters. The letters generally work. If there is no response, the District Attorney's office will go through the legal process. When necessary a sheriff will be sent and a citation will be issued. The statute does allow for fines but we have no resolution that establishes a fine. Violations of the building and subdivision regulations are considered misdemeanors. What is considered a misdemeanor is already in existing law.

Mrs. Dorrance stated that there is a need to follow up on the trash cop, to check out how well he is doing. The need to amend the square footage on the Zoning Regulations for abandoned vehicles.

Mr. Richey stated that this might cause problems if this is made restrictive.

Mrs. Dorrance stated that the laws should be enforced that are already in place. Mr. Martin agreed. She then stated that there was a consensus. Ms Dorrance stated that the letter to Mrs. Williams should be revised accordingly, stating that before additional ordinances or regulations are pursued, that the ones currently in place need to be enforced.

Mrs. Dorrance asked the staff to put together a packet to be available when people call and ask what they can do and whom they can call in the event of complaints.

April and May 2000 Planning Commission Fee Fund Reports:

Mr. Gammon reported that the fees collected for April 2000 was \$4,248.40 and May 2000 was \$7,310.35. Mr. Roberts made a motion to accept the report. Mr. Martin seconded the motion. Vote Taken: Dorrance - Aye; Richey - Aye; Roberts - Aye; Martin - Aye. The motion was approved unanimously.

Other Business:

There was no other business.

Adjournment: Mr. Martin motioned for adjournment. Mr. Roberts seconded the motion. Vote taken: Dorrance - Aye; Roberts - Aye; Martin - Aye; Richey - Aye.

The meeting was adjourned at 3:30 P.M.