

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

September 20, 2001

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, at 1:30 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Will K. Jones, Chairman
Ms. Cheryl Dorrance, Member
Mr. Charlie Thomason, Member
Mr. Curtis Roberts, Member
Mr. Dee Wynn, Member
Mr. David Richey

Also in attendance:

Mr. Tyler Gammon, Jr. Secretary
Mr. Harry Fenton II, P.E., Assistant County Engineer
Ms. Ruth Walters, County Planner

Prior to the convening of the meeting, Mr. Jones asked for a moment of silence to remember our fellow Americans in New York and in Washington D.C.

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

Mr. Jones stated that a correction was needed in the minutes from the meeting held August 16, 2001. Mr. Roberts made a motion to approve the minutes as corrected. Mr. Wynn seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The minutes for the meeting of August 16, 2001, were approved.

Final Plat: FP 01-03 CEDAR RIDGE FARMS, II

Applicant: **CEDAR RIDGE DEVELOPMENT, INC.**

The applicant is proposing to develop the second phase of a Single Family Residential housing addition that originated in 1993. This phase consists of 13 lots on 26.15 acres. The following is the legal description of the property under consideration for the final plat:

A Part of the Southeast Quarter (SE/4) of Section Nine (9), Township Fourteen (14) North, Range Four (4) West I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northeast corner of said SE/4; Thence South 00°31'25" West along the East section line a distance of 1027.12 feet; Thence North 89°28'36" West a distance of 414.30 feet; Thence South 45°00'00" West a distance of 170.84 feet; Thence North 45°00'00" West a distance of 289.99 feet; to a point of curve; Thence along a non-tangential curve to the right having a radius of 657.11 feet for an arc length of 40.03 feet (the chord of said curve bears North 46°44'43" East a distance of 40.13 feet); Thence North

45°00'00" West a distance of 183.37 feet; Thence North 90°00'00" West a distance of 111.55 feet; Thence South 00°00'00" West a distance of 117.00 feet to a point of curve; Thence Southerly along a curve to the left having a radius of 216.42 feet for an arc length of 85.24 feet (the chord of said curve bears South 11°17'02" East a distance of 84.69 feet); Thence South 67°25'56" West a distance of 266.45 feet; Thence North 00°13'58" West a distance of 808.73 feet; Thence North 89°46'02" East a distance of 36.01 feet to a point of curve; Thence Easterly along a curve to the right having a radius of 178.50 ft. for an arc length of 65.46 ft. (the chord of said curve bears S79°43'39"E a distance of 65.09 ft.); Thence N20°46'40E a distance of 302.67 ft.; Thence N89°46'02"E a distance of 986.92 ft. to the Point or Place of Beginning.

The above-described tract contains 26.15 acres, more or less, and is subject to easements, right-of-ways, and restrictions of record.

Located: West of N. MacArthur Blvd. & North of NW 220th (Coffee Creek)

Mr. Earnest Isch was present with Mr. Dennis Lyon for any questions from the Board.

Mr. Jones asked Mr. Isch if there were going to be overflow pipes at the dam where the road would be extended.

Mr. Isch stated that there would be 4 and it was part of the paving plan, which was submitted to the County Engineer.

Mr. Wynn made a motion to approve the final plat for Cedar Ridge Farms II. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The application was approved.

Discussion and Possible Action on increased fee rates for Fireworks Permits:

A proposal was made to change the permit fee for fireworks stands from \$25.00 to \$100.00 per stand, per year. The staff suggested this amount. The Board had questions about the wording of the draft resolution. A suggestion was made that it be specific (per stand, per calendar year). Mr. Richey stated that he was not sure that \$100.00 was appropriate. Mr. Jones asked if there were several stands with one owner and if the fee was charged per stand. Mr. Gammon stated it is a per stand fee. Mr. Jones asked if all the stands were the same size or if stands with some type of connector would be considered one or two stands. Charging a fee by linear feet was suggested.

Mr. Roberts made a motion to defer the item. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The fee change was deferred until October 2001.

Discussion of draft Oklahoma County Paving and Drainage Design Standards for Subdivisions (Appendix F).

Mr. Fenton stated that there were some concerns about ditches being filled up because the tin horns were not being installed correctly. He added that when drainage calculations are made, the pipe should be sized to fit the driveway requirements, and outflow line elevations for the

culvert should be included. This would help with the private road subdivisions where the district can't put in the tin horns for them. The requirement would insure a 12" pipe won't be installed when a 24" pipe is needed. Flooded roadway and driveway complaints should be lessened with the requirement.

Mr. Richey made a motion to send Appendix F, Oklahoma County Paving and Drainage Design Standards for Subdivisions, to the Board of County Commissioners for approval. Mr. Thomason seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The item was approved.

Discussion of draft Cellular Communication Tower Regulations.

Mrs. Cassandra Williams, Assistant D.A. called asking Mr. Gammon to ask the Board to defer the item until the next meeting; she would then have her summary of this item ready.

Ms. Dorrance made a motion to defer the item for discussion of the Cellular Communication Tower Regulations Draft until the meeting in October. Mr. Richey seconded the motion.

Discussion: Mr. Jones asked if staff was notified when a new antenna is added to a tower. Mr. Gammon and Ms. Walters both stated that they are supposed to get permits. Mr. Jones stated that unless the existing towers were to add antennas, they would not be expected to meet any of the landscaping/screening requirements.

Mr. Jones had other questions for clarification and they were answered.

Vote taken to defer: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The item was deferred.

August 2001 Fee Fund Report:

Mr. Gammon reported the fees collected for August 2001 was \$7,777.47. Mr. Roberts made a motion to receive the report. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Report.

Other Business:

Mr. Jones asked that the record to show that the Commission had received “an awful lot of fine advice and guidance from Mr. Harry Fenton. We appreciate the work that he has done for us.” Mr. Jones stated that the Board wishes Mr. Fenton all the best in his job with Edmond. Ms. Dorrance asked that the Staff put the comments in the form of a Resolution commending Mr. Fenton for his years of service to the Planning Commission.

Mr. Gammon stated that Mr. Fenton would be greatly missed in the office.

Adjournment: Ms. Dorrance motioned for adjournment. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye.

The meeting was adjourned at 2:45 P.M.