

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

May 20, 2004

1:30 p.m.

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

Mr. David Richey, Chairman
Ms. Cheryl Dorrance, Member
Mr. Dee Wynn, Member
Mr. Emil Vorel, Member
Mr. Charlie Thomason, Member

Also in attendance:

Mr. Tyler Gammon, Jr., Planning Secretary
Ms. Ruth Walters, County Planner
Mr. Ray Reaves, P.E., D.E.E., County Engineer
Ms. Gretchen Crawford, Assistant District Attorney

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

Ms. Dorrance motioned approval of the minutes from the meeting of April 15, 2004. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Vorel – Aye; Richey – Aye. The minutes for the meeting of April 15, 2004, were approved.

Preliminary Plat: (PP-2004-07)

LAKE SHADOWS II @ SETTLERS' CROSSING

Applicant: **ISCH & ASSOCIATES**

The applicant proposed developing the final residential phase of a Planned Unit Development (PUD 2-97) which would consist of 51 single-family, residential lots on 24.4 acres. The addition would share the same amenities of the previous phases. The following is the legal description of the property:

A part of the Northwest Quarter (NW/4), Section Seventeen (17), Township Fourteen (14) North, Range Three (3) West, I.M. Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the NE corner of said NW/4; THENCE S 00°18'38" E along the East line of said NW/4 a distance of 1,370.04 feet to the POINT OR PLACE OF BEGINNING; THENCE continuing S 00°18'38" E a distance of 1,267.60 feet to the SE corner of said NW/4; THENCE N 89°40'34" W along the South line of said NW/4 a distance of 964.21 feet; THENCE N 00°19'26" E a distance of 430.71 feet; THENCE N 59°49'17" E a distance of 102.44 feet; THENCE N 60°25'54" E a distance of 50.00 feet; THENCE N 29°34'06" W a distance of 53.77 feet to a point of curve; THENCE Northerly along a curve to the right having a radius of 267.50 feet and a chord bearing of N 07°58'56" W and a chord distance of 196.83 feet for a length of 201.56 feet; THENCE N 13°36'15" E

IU, including conditional, special permit and special exception. Mr. Coon stated that PC staff asked that the PUD statement to be revised concerning the allowed uses. Mr. Coon requested fireworks stands be allowed. In addition, he stated that the home located on the property was not initially included in the application. However, the applicant added the home to the PUD. Mr. Coon did not feel site proof screening should be required.

Ms. Dorrance asked when the residence would be vacated.

Mr. Gammon stated that he did not think Mr. Cory would have to vacate the premises until they started development.

Ms. Ruth Walters asked what the applicant's definition of development was; would it be when ground was broken ground or when building was complete?

Ms. Dorrance stated that she did not think Mr. Cory should have to demolish his home when the property might sit vacant for years.

Ms. Walters stated that she wanted something more specific than "development".

Mr. Coon stated that he would like it to be a permitted use until that specific parcel was developed; for example, RA zoning as a permitted use for the existing home. He stated that he didn't understand why they had to tear down the house at all because Mr. Cory is not in any hurry to move. Mr. Coon also stated that they would like to leave the special permits, special exceptions, and fireworks sales in the PUD Statement.

Mr. Gammon stated that he had a problem with unrestricted zoning. He stated that the applicant appeared to be asking for all uses included in IU zoning. In other words, unrestricted zoning for the PUD in order to bypass the Planning Commission. Mr. Gammon stated that some type of review should be required for each use requested.

Mr. Coon stated that he would be willing to take out the special permits and special exceptions.

Mr. Thomason asked what was going to be built on the property.

Mr. Coon stated that they did not know yet. He stated that this was the first step in marketing the property for industrial uses.

Ms. Dorrance asked why they didn't ask for straight IU zoning instead of a PUD.

Mr. Gammon stated that they would be able to have mixed uses, including a fireworks stand and the existing home.

Ms. Walters stated that she had a problem with no site-proofing screening. She could understand not including it on the North and the West property lines because of the water treatment plants. However, the property adjacent to the section line roads should have some type screening.

Mr. Coon stated that he thought they could work out the details with staff and asked for a thirty (30) day deferment.

Mr. Vorel made a motion to defer the PUD zoning until the June meeting. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Vorel – Aye; Richey – Aye. The item was deferred.

April 2004 Fee Fund Report:

Mr. Gammon reported the fees collected for April 2004 were \$24,682.75. Ms. Dorrance made a motion to accept the report. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Vorel – Aye; Richey – Aye. The motion was approved to accept the Fee Fund Report for April 2004.

Other Business:

Mr. Gammon said thank you to the board members that spoke with the elected officials asking for their support for the comprehensive plan. He stated that it looked like it would be included in the 2004-05 budget.

Mr. Bill Hancock, representing District 3, stated that the budget would be official at the end of June. However, the funding for the master plan was spread over a two year period. The second year was not committed, and could not be until next year's budget cycle.

Ms. Dorrance asked Mr. Gammon to compose a letter from the Planning Commission to the Budget Board in appreciation of having, "appropriated the funds for the 2004-05 budget and the plan to appropriate funds in the following year."

Mr. Vorel asked if there would be consequences for violating the plan.

Ms. Crawford stated that it would take legislation to allow the County to issue citations. She stated that the County has a court, but it is really a state court.

Ms. Dorrance asked that the Board research the issue.

Ms. Crawford stated that to handle it judicially would be an extreme and costly measure. A citation would get someone's attention quickly and relatively cheaply as opposed to going through judicial proceedings.

Adjournment:

Mr. Thomason motioned for adjournment. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Vorel – Aye; Richey – Aye. The meeting was adjourned at 2:40 p.m.

Approved this _____ day of _____, 2004.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

David Richey, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary