

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

September 16, 2004      1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Ms. Cheryl Dorrance, Chairperson, 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. Emil Vorel, Vice-Chairperson**  
**Mr. David Richey, Member**  
**Mr. Will Jones, 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.

Mr. Richey motioned approval of the minutes from the meeting of August 19, 2004. Mr. Vorel seconded the motion. Vote taken: Jones – Aye; Thomason – Aye; Dorrance – Aye; Vorel – Aye; Richey – Aye. The minutes for the meeting of August 19, 2004, were approved.

### **Preliminary Plat: (PP-2004-08)    HIGHLAND PARK SUBDIVISION**

Applicant:                                    **MEDICINE LODGE INVESTMENTS, LLC.**

The applicant proposed developing a single-family, residential subdivision containing one acre or greater size lots, for a total of 30 lots on 40 acres, more or less. The following is the legal description of the property:

**A tract of land lying in the Southeast Quarter of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West, Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as follows: COMMENCING at the Southeast Corner of the Southeast Quarter of Section 18; THENCE N89°22'43"W a distance of 2639.65' to the POINT OF BEGINNING; THENCE CONTINUING N89°22'43"W a distance of 659.94' to the Southwest Corner of the Southeast Quarter of Section 18; THENCE N00°03'19"E a distance of 2647.02' to the Northwest Corner of the Southeast Quarter of Section 18; THENCE S89°09'31"E a distance of 659.23'; THENCE S00°02'31"W a distance of 2644.91' to the POINT OF BEGINNING; CONTAINING 1744944.8644 SQ. FT. or 40.0584 ACRES, MORE OR LESS.**

**Location: ¼ mile west of North Pennsylvania Ave on north side of Covell Rd. (206<sup>th</sup> St.)  
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that the proposed subdivision of Highland Park was in the preliminary platting stage. It would be located between Mission Springs and Scissortail Landing. He stated that there was discussion in last month's meeting regarding the ponds and drainage. Contact was made between OWRB and the applicant's engineer concerning the ponds. Mr. Gammon stated that the County Engineer and Highway Superintendent for District #3 had received the drainage plans for review.

Mr. Vorel asked if drainage would be a problem, or if it would add to any existing drainage problems.

Mr. Reaves stated that the developer had submitted a drainage report from the professional engineer for the project. According to the report, drainage should not be a problem.

There was a question about the date on the drainage report and whether or not it coincided with preliminary plat that was submitted. It was determined that the drainage study did coincide with the current preliminary plat.

Mr. Phil Hagen, Crafton Tull & Associates, stated that there were a few changes from the general plat. The ponds were moved to the East, due to concerns of the property owners to the West.

Ms. Dorrance stated that the preliminary plat did not show two ponds and that the ponds were to be shown on the preliminary plats.

Mr. Hagen apologized for not showing the ponds. He stated that there was a copy in the drainage study and on the paving and drainage plans. The ponds would be located in the common area and maintained by the homeowner's association.

Mr. Jones asked about the Deer Creek Water wells being vacated.

Mr. Hagen stated that the wells would not be vacated. The easement along the East side would be vacated. Access to the wells would be provided through the common areas. He stated that Deer Creek had the plans and, to date, had not voiced any problems with the plans.

Mr. Carston Stadler, President, Mission Springs Homeowner's Association, stated that he did not understand how the drainage would not be affected. He asked about the acceleration/deceleration lanes and the radius of the cul-de-sac. He stated that he was not opposed to development; just wanted to see it done well.

There was discussion between all parties.

Mr. Richey asked if the cul-de-sac met requirements.

Ms. Walters stated that she believed it did.

Mr. Stadler asked about a percolation test.

Ms. Dorrance stated that builders would have to install a DEQ approved sanitation system that was based on individual lots, not the entire plat.

Mr. Jones made a motion to approve the item. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye; Jones – Aye. The item was approved.

**Zoning: (PUD-2004-06) From: AA – Agricultural and Rural Residential District  
To: Planned Unit Development RS–Urban Single  
Family Residential District**

Applicant: **SUMMIT RANCH DEVELOPMENT COMPANY**

The applicant proposed developing a single-family, residential subdivision with approximately 113 lots on 156 acres. The addition would also have common areas and ponds as amenities. The following is the legal description of the property:

**Government Lots One (1) and Two (2) and the East Half (E/2) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.**

**Location: NW 220<sup>th</sup> and May Ave. (County Hwy. Dist. #3)**

Mr. Gammon handed out the PUD Statement and gave the Staff Report stating that the proposed development would be North of Mission Springs. One protest letter was received.

The Board reviewed the PUD Statement.

Ms. Dorrance asked if Staff was concerned with power lines shown on the master plan.

Mr. Gammon stated that they were not too concerned because it was a conceptual plan. Some changes may occur by the preliminary plat stage.

Ms. Dorrance stated that the protestor had some legitimate concerns. However, they should be dealt with at a later stage in the development process.

Mr. Jones asked if Staff was aware that there is a tank battery or a well located on the property.

Mr. Jay Spradler, representing the applicant, stated that it was a gas well and was shown as a cut-out on the master plan. He stated that the pump jack was lying on the ground. It was a gas well free-flowing into a Duke Energy line. Mr. Spradler stated that they were proposing approximately 113 lots on 156 acres; ¾ acre minimum lot size, with private, curb and gutter roads. He stated that they may require aerobic systems as part of the restrictive covenants. They were in the process of having a drainage study to determine what size structures would be necessary to keep any runoff from affecting Mission Springs. The intent was to have no change in the pond's storage capacity. He stated that the concept for the ponds was to create common areas with pavilions, picnic areas, walking trails, etc. A proposal would be introduced to the

Mission Springs HOA concerning sharing common areas, giving Mission Springs homeowners access to the lake and our trails, etc. Mr. Spradler also stated that they hoped to implement a fire suppression system utilizing water in the lakes. They hoped to reduce insurance costs by using hydrants and a pipe system to access the water in the lake. The streets would be utilized to provide drainage to the ponds.

Mr. Jones asked about the power company's easement.

Mr. Spradler stated that they were checking into the easement issue, but felt that they would be acquiring property rights for the land.

Mr. Chad Richison, Fossil Creek home owner, stated that he was not opposed to development. However; he was concerned about a dam located at Coffee Creek and May and fluctuations in the level of the pond.

Ms. Dorrance stated that the developer covered that issue when he referred to a drainage study, etc.

Mr. Paul Iott, protestor, stated that his letter was not actually so much a protest, but concerns. The developer had been in contact with Mr. Iott and they discussed some of his concerns. Mr. Iott stated that he was concerned about the drainage, fencing causing debris build-up, power lines, and lot sizes. He appreciated that the developer was willing to discuss the issues with him and his idea of both neighborhoods having access to the lake.

Mr. Carston Stadler, Mission Springs Homeowner's Association President, stated that he was not opposed to development; he just wanted to see it done well.

Mr. Jones stated that he believed that if a motion was made to approve, it should be contingent upon a solution to the power line easement, proper drainage, the well, and lots 5 & 6, by the preliminary plat stage.

Mr. Thomason made a motion to approve the item with the above stated contingencies. Mr. Jones seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The item was approved.

**General Plat: (GP-2004-06)**

**SUMMIT LAKE ESTATES**

Applicant:

**SUMMIT RANCH DEVELOPMENT COMPANY**

The applicant proposed developing a single-family, residential subdivision with 113 lots on approximately 156 acres. Common areas and ponds would be included as amenities. The following is the legal description of the property:

**Government Lots One (1) and Two (2) and the East Half (E/2) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.**

**Location: NW 220<sup>th</sup> and May Ave. (County Hwy. Dist. #3)**

Mr. Gammon gave the Staff Report stating that the proposed plat was the next phase of the PUD.

Ms. Dorrance asked if there was anything else that needed to be discussed, besides a solution to the power line easement, proper drainage, the well, and lots 5 & 6.

Mr. Richey stated that he would rather see one acre lots as opposed to  $\frac{3}{4}$  acre lots.

Mr. Stadler stated that he believed that economically, the developer could not make all lots one acre. However, some of the lots would be larger than  $\frac{3}{4}$  of an acre.

Mr. Richey made a motion to approve the general plat for Summit Lake Estates. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The item was approved.

**Discussion and possible action to accept the Erosion Control Bond for Homestead Manor Final Plat.**

Mr. Richey made a motion to accept the bond. Mr. Jones seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The bond was accepted.

**Discussion and possible action to revise Oklahoma County Subdivision Regulations pertaining to Road Paving Standards.**

Ms. Walters stated that the proposed revision would be a minor change for the Subdivision Regulations Road Paving Standards. 1 ½ inches of “B” mix asphalt would be used as the top layer and 2 ½ inches of “A” mix asphalt would be the under layer. Section line roads would use the same asphalt standards. However, the driving lane would be changed from 22 feet to 24 feet in width and maintain a 4 foot shoulder.

Mr. Jones made a motion to accept the changes to the Subdivision Regulations Road Paving Standards. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The changes were approved.

**August 2004 Fee Fund Report:**

Mr. Gammon reported the fees collected for August 2004 were \$42,655.77. Mr. Thomason made a motion to accept the report. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye; Dorrance – Aye. The motion was approved to accept the Fee Fund Report for August 2004.

**Other Business:**

None

**Adjournment:**

Mr. Jones motioned for adjournment. Mr. Thomason seconded the motion. Vote taken: Vorel – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Dorrance – Aye. The meeting was adjourned at 3:05 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

\_\_\_\_\_  
**Cheryl Dorrance, Chairperson**

ATTEST:

\_\_\_\_\_  
Tyler Gammon, Jr., Secretary