

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

April 21, 2005 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. Will K. Jones, Member
Mr. David Richey, Member
Ms. Janet Price, Member
Mr. Roger Holloway, 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. Holloway stated that Mr. Janet Price should be changed to Ms. Janet Price.

Mr. Richey motioned approval of the minutes from the meeting of March 17, 2005 as corrected. Mr. Jones seconded the motion. Vote taken: Price – Aye; Jones – Aye; Dorrance – Aye; Richey – Aye; Holloway – Aye. The minutes for the meeting of March 17, 2005, were approved as corrected.

Withdrawn Item:

Zoning: (PUD-2005-03) From: AA-Agricultural and Rural Residential District
To: Planned Unit Development (PUD-2005-03)

Applicant: **CHATTAM CREEK, LLC**

The applicant proposes developing a single-family, residential subdivision with a total 68 lots on a 78.1 acre tract. The addition will include greenbelts, pedestrian ways, and recreational areas. The following is the legal description of the property:

Part of the N ½ of the SW ¼, Section 6, T14N, R3W, IM Oklahoma County, Oklahoma

Location: East side of North May Avenue, ¼ mile North of NW 234, East of May Ave.
(County Highway District #3)

Withdrawn Item:

General Plat: (GP-2005-03) CHATTAM CREEK

Applicant: **CHATTAM CREEK, LLC**

The applicant proposes developing a single-family, residential subdivision with a total 68 lots on a 78.1 acre tract. The addition will include greenbelts, pedestrian ways, and recreational areas. The following is the legal description of the property:

Part of the N ½ of the SW ¼, Section 6, T14N, R3W, IM Oklahoma County, Oklahoma

**Location: East side of North May Avenue, ¼ mile North of NW 234, East of May Ave.
(County Highway District #3)**

Preliminary Plat: (PP-2005-02) ANTLER FARMS

Applicant: **BELL DEVELOPMENT, LLC
c/o COON ENGINEERING, INC.**

The applicant proposes developing a single-family residential subdivision with County maintained roads. Each lot will be one (1) acre or greater in size with a total of fifty-five (55) lots on 74.5432 acres, more or less. The following is the legal description of the property:

The East Half (E/2) of the East Half (E/2) of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

The South 34.31 acres of the West 60.00 acres of the East 100.00 acres of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, both tracts containing 74.55 acres more or less.

**Location: West side of N. May Ave, ½ mile of South of 206th (Covell Road).
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that previously there had been questions about oil and gas lines and street names.

Mr. Bryan Coon, representing the applicant, stated that on March 2, 2005, they had spoken with Duke Energy recommending relocating their line along the perimeter of the plat. They are now waiting on documentation from Duke and had been in contact with them since March. Mr. Coon stated that there would not be a problem renaming the streets for addressing.

Mr. Richey asked if a letter from Deer Creek Water was submitted.

Mr. Coon stated that he had provided the letter from Deer Creek Water approving water for the proposed plat.

Mr. Richey motioned to approve the preliminary plat for Antler Farms contingent upon moving the pipeline and changing the street names. Mr. Jones seconded the motion. Vote taken: Price – Aye; Jones – Aye; Dorrance – Aye; Richey – Aye; Holloway – Aye. The preliminary plat for Antler Farms was approved.

**Zoning: (SP-2005-01) From: AA-Agricultural & Rural Residential District
To: CG-Urban General Commercial District with Special Use
Permit to include Mini Storage Facility.**

Applicant: **WILLIAM C. LISBY, III**

The applicant is requesting a Special Use Permit for a Commercial Storage Facility on 3 acres of a 7.5 acre tract. The remaining 4.5 acres would be reserved for development of specific retail and professional office venues as stated in his request for rezoning. The storage facility will have some outside storage for recreational vehicles. The following is a legal description of the property:

Part of the NE/4 of Section 15, T-11-N, R-1-E, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at the Northeast corner of said NE/4; THENCE S00°00'24"E on the East line of said NE/4 a distance of 330 feet; THENCE N89°58'39"W a distance of 990 feet; THENCE N00°00'24"W a distance of 330 feet to the North line of said NE/4; THENCE S89°58'39"E on the North line of said NE/4 a distance of 990 feet to the point of beginning. Containing 7.50 acres more or less.

**Location: SW Corner of S.E. 29th and Dobbs Road.
(County Highway District # 2)**

Mr. Gammon gave the Staff Report stating that a petition had been received in protest of this item. He stated that the petition included 100% protest of the frontage of the proposed property.

Mr. Richey recused himself from voting on this item due to a conflict of interest.

Mr. William Lisby, the applicant, went over a few of his neighbors concerns. He stated that he has children as do some of his neighbors and chose the property because it was in the country and the storage facility would be as close to his front door as anyone else's and did not feel like it would tarnish the surrounding area. He stated that his property is located very close to the local bar on the corner of SE 29th St. and Dobbs as are his neighbors. He also stated that the County Commissioner had told him that it was in the plans to widen S.E. 29th St. and felt that a storage facility would be a good business for the area.

Ms. Jennifer Saunders, protestor, stated that there were no other businesses in the area. She asked if the item were approved what would Mr. Lisby be able to do with the additional area rezoned. She stated that the storage facility would probably be nice; however she did not feel that it was appropriate for the area and would promote burglaries.

Mr. Holloway stated that there was in-fact a flower shop and a storm shelter business in the area.

Mr. Lisby stated that he would have security cameras and card entry with a security entry gate.

Mr. Gammon stated, if approved the Special Permit would allow for only the business listed in Mr. Lisby's application as specified in the current zoning regulations. Mr. Lisby's application does not request uses such as alcohol sales or adult entertainment. He also stated that the Special Permit would also allow for outdoor storage of boats and RVs'.

Ms. Dorrance stated that the businesses that would be allowed would basically be retail.

Mr. Jones stated that should be difficult to consider three illegal operations as business.

Ms. Dorrance asked if there was a motion.

There was no motion.

The application for rezoning was denied due to lack of a motion.

March 2005 Fee Fund Report.

Mr. Gammon reported the fees collected for March 2005 were \$30,632.20. Mr. Richey motioned to accept the report. Mr. Holloway seconded the motion. Vote taken: Price – Aye; Jones – Aye; Dorrance – Aye; Richey – Aye; Holloway – Aye. The motion was approved to accept the Fee Fund Report for March 2005.

Discussion, review and possible acceptance of Stone Valley Ranch, Section II, Erosion Control - Letter of Credit.

Mr. Jones motioned to accept the Erosion Control – Letter of Credit for Stone Valley Ranch, Section II. Mr. Richey seconded the motion. Vote taken: Price – Aye; Jones – Aye; Dorrance – Aye; Richey – Aye; Holloway – Aye. The motion was approved to accept the Erosion Control – Letter of Credit.

Discussion, review and possible acceptance of Highland Park Erosion Control - Bond.

Mr. Richey motioned to accept the Erosion Control Bond for Highland Park. Mr. Jones seconded the motion. Vote taken: Price – Aye; Jones – Aye; Dorrance – Aye; Richey – Aye; Holloway – Aye. The motion was approved to accept the Erosion Control Bond.

Discussion, review and possible acceptance of Scissortail Landing, Section III, Erosion Control – Bond

Mr. Richey motioned to accept the Erosion Control Bond for Scissortail Landing, Section III. Mr. Holloway seconded the motion. Vote taken: Price – Aye; Jones – Aye; Dorrance – Aye; Richey – Aye; Holloway – Aye. The motion was approved to accept the Erosion Control Bond.

Discussion and possible action on Revised Subdivision Regulations.

Ms. Walters went over the proposed changes to the Subdivision Regulations with the board. Ms. Walters asked the board for their comments.

Ms. Dorrance stated that there was a typo on the bottom of page 22 and that the radii of the cul-de-sacs should be 50 feet minimum instead of 45 feet.

Ms. Walters stated that she would make those changes and it would be on the agenda for the June meeting for approval.

Discussion and possible action on County Master Plan Proposal Bids.

Ms. Walters stated that there were two proposals submitted. The first one from Isch & Associates, Inc. included a copy of a comprehensive plan they completed for water and sewage for Pottawatomie County; they had done a lot of land use planning in the county. She stated that this proposal was more in line with the money that they had to spend.

The other one was from McNayr Paque, LLC & Guernsey was specific about land uses and they have several planners on staff. She stated that this one was more suited to the needs of the county with the land use and projected land use.

Ms. Dorrance stated that they were looking for a recommendation from the planning commission to the Board of County Commissioners.

The Board reviewed both proposals for bid.

Mr. Jones made a motion to recommend to the Board of County Commissioners to accept the proposal by McNayr Paque, LLC & Guernsey as it better meets the county's needs. Mr. Richey seconded the motion. Vote taken: Price – Aye; Jones – Aye; Dorrance – Aye; Richey – Aye; Holloway – Aye. The motion to recommend the proposal of McNayr Paque, LLC & Guernsey

Other Business:

- Ms. Dorrance stated that two members attended the Planning Commission Workshop on April 8, 2005.
- Mr. Jones stated that the workshop was very worth while and enjoyed the legal discussion by Dennis Box and John Williams.

Ms. Price stated that she also enjoyed the workshop.

- Mr. Gammon stated that Mr. Thomason has resigned from the Planning Commission and he would be missed as a Planning Commission member.
- Ms. Dorrance asked that a resolution be commissioned, commending Mr. Thomason for his service as a Planning Commission member. Mr. Gammon accepted the request.

Adjournment:

Mr. Richey motioned for adjournment. Ms. Price seconded the motion. Vote taken: Price – Aye; Jones – Aye; Richey – Aye; Dorrance – Aye; Holloway - Aye. The meeting was adjourned at 2:57 p.m.

Approved this _____ day of _____, 2005.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Cheryl Dorrance, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary