

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

June 21, 2007

1:30 p.m.

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

Ms. Janet Price, Chairperson
Mr. Mike Vorel, Vice-Chairperson
Mr. David Richey, Member
Mr. Will K. Jones, Member

Also in attendance:

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

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

Mr. Jones motioned approval of the minutes from the meeting of April 19, 2007. Mr. Vorel seconded the motion. Vote taken: Richey – Aye; Price – Aye; Jones – Aye; Vorel – Aye. The minutes for the meeting of April 19, 2007 were approved.

Annual Election of Officers: (Chair & Vice Chair)

Mr. Richey nominated Mr. Vorel for Chairperson. Ms. Price seconded the nomination. Vote taken: Richey – Aye; Price – Aye; Jones – Aye; Vorel – Aye.

Ms. Price nominated Mr. Richey for Vice-Chairperson. Mr. Jones seconded the nomination. Vote taken: Richey – Aye; Price – Aye; Jones – Aye; Vorel – Aye.

Discussion and possible action to recommend approval or denial of Zoning (Z-2007-01)

From: Special Use Permit (IU) To: CG-Urban General Commercial District

Applicant: **BRAD AUSTIN**

The applicant proposed developing a Strip Shopping Center on a .290 acre tract. This application reduced the size of the parcel previously approved by the Planning Commission as requested in application # Z-2006-06. The following is the new legal description of the property:

A part of the Northwest quarter (NW/4) of Section Twenty-Four (24), Township Eleven (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being described as follows: COMMENCING at the Northwest Corner of said Quarter; Thence N89°52'08"E along the North line of the said NW/4 a distance of 290.00 feet to the POINT OF BEGINNING; Thence from said Point of Beginning continuing

N89°52'08"E along said North line a distance of 85.00 feet; Thence S00°00'08W a distance of 415.00 feet Thence S89°52'08"W a distance of 85.00 feet; Thence N00°00'08"E a distance of 415.00 feet to the Point of Beginning. Containing .290 acres more or less.

**Location: NW 206th (Covell Rd.) & Portland Ave.
(County Highway District #3)**

Mr. Gammon gave the Staff Report and stated that the proposed zoning change had been previously approved, but the applicant had revised his proposal making the tract to be rezoned smaller.

Mr. Brad Austin stated that the intent of the new application was to allow for the proposed highway widening.

Mr. Jones motioned approval of the re-zoning application. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Price – Aye; Jones – Aye; Vorel – Aye. The item was approved.

Discussion and possible action to recommend approval or denial of Special Use Permit (SUP-2007-01)

CATCH–A–GLIMPSE RETREAT CENTER

Application of:

**JOHN & KIM WILLIAMS
c/o JOHNSON & ASSOCIATES ENGINEERING, INC.**

The applicants proposed using an existing home and surrounding property in the first phase for a retreat center for a variety of clientele. In Phase 2, the facilities would be expanded, with a second structure, to accommodate additional indoor activities. The following is the legal description of the property:

A tract of land described as follows: Beginning at the Southwest Corner of the Northwest Quarter (NW/4) of Section Five (5) Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, thence North 462 Feet; thence East 660 Feet; thence South 462 Feet; thence West 600 Feet to the Point of Beginning. Containing 7 acres more or less.

**Location: 6300 N. Coltrane
(County Highway. District #3)**

Mr. Gammon gave the Staff Report and stated that staff had received letters of protest as well as letters of support for the proposed special use permit.

Mr. Tim Johnson, Johnson and Associates, was present to represent the applicants. He stated that the property contained a 4,200 square foot home on seven (7) acres which would be used for “faith based” events, i.e.: family reunions, retreats, training classes and various other possibilities. Mr. Johnson also stated that access to the property would be from Coltrane Rd. and would not require any special lighting. He acknowledged that they would keep the natural screening. Mr. Johnson added that no floodplain issues were identified on the proposed site.

Mr. and Mrs. Johnny Williams, applicants, stated that the plan for the proposed special use permit was to present a positive influence for the community by providing a place to hold retreats or events for:

1. a. Faith based groups
b. Bible studies
c. Boy & Girl Scouts
d. Youth Groups
2. a. Business Groups
b. Leadership Groups
3. Specialty Groups
a. Scrap booking
b. Specific needs Groups

Ms. Price asked what the hours of operation would be and if there would be over night stays.

Mrs. Williams stated that the hours of operation would be Monday through Sunday from 9:00 a.m. to 9:00 p.m.

Ms. Price stated that 8:00 a.m. to 8:00 p.m. might be more reasonable.

Mr. Jones asked about the facilities including the septic system.

The Williams stated that they were prepared to make the necessary changes to meet the facility's needs.

Mr. Richey stated that he felt that the intention of the special use permit was too vague.

There were several protestors present: Mr. John McClanahan, Attorney, representing Mr. and Mrs. Braden; Ms. Helen Garbelman; Dr. Dee Soder; Sharon Penner; and Leon Davenport. Some of their concerns included the following:

- Did not "fit" in the neighborhood
- Amount of people being accommodated
- Traffic increase
- Noise
- Increased drainage problems
- Strain on police and fire protection
- Types of groups that would be allowed to participate
- Inadequate facilities
- Signage
- Parking
- Hours of operation

Mr. Don Newland, neighbor, was in support of the proposed use. He stated that the citizens protesting created just as much, if not more noise and unattractiveness in the neighborhood than

the proposed application would. Mr. Newland also stated that he was in favor of the proposal and felt it would provide a great service to the community.

Ms. Dena Pinson, Psychologist, stated that she would be one of the proposed groups that would utilize the facility. She explained that she would lease space to use for client consultations.

Mr. Richey stated that he would rather see more precise information regarding the project including, but not limited to, the maximum amount of people allowed at one time and exact groups utilizing the facilities.

Mr. Jones made a motion to table the item until the next meeting to allow the applicants time to submit a more detailed description of the proposed project. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Price – Aye; Jones – Aye; Vorel – Aye. The item was tabled until the next meeting.

Discussion and possible action to approve Final Draft of the Oklahoma County Master Plan.

Nancy McNayr gave a brief synopsis of the Master Plan and the changes that had been made since the final public meeting that was held on May 22, 2007, at the OSU-OKC campus. Mrs. McNayr also stated that the Planning Commission members' comments were also reviewed and incorporated into the Master Plan.

Mr. Barry Rice stated that he was retained by Mr. Ken Rees to request a change in the Oklahoma County Master Land Use Plan Map for the Northwest portion of unincorporated Oklahoma County.

Mr. Rice wanted the area at Pennsylvania and NW 220th on the West side of Pennsylvania changed from Acreage Residential (Yellow on the map) to Urban Growth (Green on the map) because his client felt that his land met the criteria. He also stated that the property should be displayed as an Urban Growth area on the Master Land Use Plan Map.

The Planning Commission stated that they had no problem with the change if it was needed but, Mr. Rice and his client needed to meet with the Planning Department staff to determine if changes were necessary and what would be required for the Master Land Use Plan Map to change.

Mr. Richey made a motion to postpone any action until changes could be made to the final draft of the Master Plan. Ms. Price seconded the motion. Vote taken: Richey – Aye; Price – Aye; Jones – Aye; Vorel – Aye.

April and May 2007 Fee Fund Report.

Mr. Gammon reported the fees collected for April 2007 were \$27,220.85 and May 2007 were \$25,089.65. Mr. Richey motioned to accept the report. Ms. Price seconded the motion. Vote taken: Richey – Aye; Price – Aye; Jones – Aye; Vorel – Aye. The motion was approved to accept the Fee Fund Reports for April and May 2007.

Other Business:

Mr. Gammon announced that Mr. Ray Reaves, County Engineer was retiring and that this was his last Planning Commission Meeting. He stated that it had been a pleasure to work with Mr. Reaves.

Other members of the commission also stated that it was a pleasure to work with Mr. Reaves.

Mr. Jones motioned for a letter be generated by Staff and circulated for signatures that would express gratitude and appreciation to Mr. Reaves. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Price – Aye; Jones – Aye; Vorel – Aye.

Adjournment:

Mr. Richey motioned for adjournment. Ms. Price seconded the motion. Vote taken: Richey – Aye; Price – Aye; Jones- Aye; Vorel – Aye. The meeting was adjourned at 2:50 p.m.

Approved this _____ day of _____, 2007.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Mike Vorel, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary