

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

July 19, 2007

1:30 p.m.

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

Mr. Mike Vorel, Chairperson
Mr. David Richey, Vice-Chairperson
Ms. Cheryl Dorrance, Member
Mr. Roger Holloway, Member

Also in attendance:

Mr. Tyler Gammon, Jr., Planning Secretary
Mr. Gerald Wright, P.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. Gammon stated that there was a problem in getting the minutes prepared. He stated that since the members had not had an opportunity to review the minutes, they could be deferred until the next meeting. Mr. Richey motioned for deferral of the minutes from the meeting of June 21, 2007. Ms. Dorrance seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Dorrance – Aye; Holloway – Aye. The minutes for the meeting of June 21, 2007 were deferred.

Deferred Item: 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 stated that the staff report was the same as the one the Board received previously. He reiterated that the Board requested that the applicant submit a revised description of their scope of services. Mr. Gammon stated that they had submitted a revised plan, but staff believed their project to be more of a commercial enterprise than a special use permit.

Mr. Holloway asked if a special use permit could be used as commercial.

Mr. Gammon stated that a special use permit could be any zoning classification. He stated that special stipulations could be placed on a special use permit and restrictions placed upon it must be adhered to. He said that a special use permit was not "straight zoning." If the property in question was not being used as described in the special use permit, it would revert back to the initial zoning.

Mr. Tim Johnson, Johnson and Associates, was present to represent the applicants. Mr. Johnson stated that he believed a special use permit was perfect for a neighborhood such as this because it protected the community from other commercial uses that may come about in the future. He said that the special use permit would only allow the uses precisely spelled out and would revert back to AA zoning when and if the applicants decided to relocate. He went on to describe the revisions that were added to their application such as:

- Hours of Operation
- Number of Attendees
- Utilization of existing structure w/modifications for ADA requirements
- Addition of Gazebo and Outdoor Court
- No improvements within fifty (50) feet of South property line
- Ten (10) foot landscape buffer

Mr. Vorel stated that he would like to have seen less opposition from the community. He said that he agreed that the project should be in a more commercial area.

Ms. Dorrance asked if this project would be a for profit or not-for-profit enterprise.

Mr. Johnson stated that the enterprise would be for profit.

Mr. and Mrs. Johnny Williams, applicants, stated they were using the American Camping Association guidelines for their project. They also acknowledged that community safety, communication with the Board and their impact on the neighborhood were of utmost importance. They held that their project would be a mixture of Boy Scout groups, church camps and other youth ministry groups.

John Turner, Operations Director of the local Boy Scouts of America; Stacey Nash, Creative Memories Consultant; Reverend Steve Brandt, United Methodist Pastor; and Michelle Schroeder, owner of Sooner Quilts were all present to represent the applicants. They agreed as a whole that the proposed special use permit would be an asset to the community. They stated that all groups utilizing the camp would be peaceful assemblies.

Mr. Gammon stated that three (3) additional protest letters were received prior to the meeting. He then distributed the letters to all the Board members for their review.

Mr. John McClanahan, representing the Bradens (property owners just to the South of the proposed project), had several objections with the special use permit:

- Possible increased flooding on Coltrane
- Interruption of quiet enjoyment of neighborhood
- Negative impact on property values

Mr. Ken Braden, property owner, wanted to add that during a wet year, such as the one we have had, the lateral lines won't percolate as they are supposed to. He stated that more people using the facilities at the site could cause a major problem. Mr. Braden also stated that, during the dry season, the planned venture would cause a large strain on the water table in that area.

There were several other protestors present: Ms. Helen Garbelman; Mr. Andy Crumb; and Mr. Leon Davenport. They all reiterated their concerns against a commercial enterprise being run in their neighborhood.

Ms. Debbie Kurksey, owner of property to be used for a retreat, stated that she had sent a letter to the Planning Commission with photographs of surrounding properties that were running commercial businesses. She also declared that the area was not, in fact, a strictly residential community.

Mr. Johnson, representing the applicants, came back to say that if there was a problem with increased run-off from the project, they would surely provide any additional detention needed.

Mr. Richey said that he assumed that the initial project was not-for-profit. He stated that he now believed with the additional information he has received that the project was not applicable to a special use permit and more suited to a commercial re-zoning.

Mr. Holloway made a motion to approve the special use permit. Ms. Dorrance seconded the motion. Vote taken: Vorel – Nay; Richey – Nay; Dorrance – Aye; Holloway – Aye. The application was denied due to lack of a majority vote.

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

Mr. Gammon stated that the Master Plan had been submitted to the Board of County Commissions, the Planning Commission and the public for comments and review. He also stated that due to the number of changes requested that the item be deferred indefinitely.

Ms. Gretchen Crawford, Assistant District Attorney, stated that the Board of County Commissioners' staff had not had ample time to review the plan. She also declared that the new County Engineer needed time to review the plan as well.

Ms. Dorrance asked how long the Commissioners had had the proposed plan.

Mr. Gammon answered that the Commissioners had received it on June 11th.

Ms. Dorrance stated that she did not want to postpone the approval indefinitely. She affirmed that one month should be long enough to review the plan and have any changes or comments forwarded to the Planning Commission and the consultants.

Ms. Crawford, on behalf of a County Commissioner, stated that she had requested changes to be made to the Master Plan that were not incorporated into it.

Ms. Ruth Walters, County Planner, stated that all changes and comments received as to date had been incorporated in to the Master Plan.

Mr. Barry Rice, representing the Reese Family, stated that the East 70 acres of his client's property located at NW 220th and Pennsylvania had the same characteristics as Scissortail Landing and Settlers' Crossing Additions. He announced that his client had paid for a sewer line extension to his property and therefore felt that this property needed to be changed to the green color (urban density) on the northwest proposed land use map.

Mr. Vorel asked if this issue was being worked out in the Engineering/Planning Department.

Mr. Gammon stated that it was up to the Planning Commission to allow the change on the land use map.

Ms. Dorrance stated that she would be inclined to leave the line where it currently is until the property was actually developed and engineering plans could be submitted to determine whether or not a lift station would be needed to supply sewer services over the ridge line.

Nancy McNayr, consultant, stated that the line was fluid and not set in stone. She added that it was just a general representation of the area. She also stated that it was the Planning Commission's decision to determine whether or not the map meets the goals and objectives of the document.

Ms. Dorrance made a motion to defer approval of the final draft of the Master Plan until the August 2007 meeting. Mr. Richey seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Dorrance – Aye; Holloway – Aye.

June 2007 Fee Fund Report

Mr. Gammon reported the fees collected for June 2007 were \$21,182.10. Mr. Holloway motioned to accept the report. Mr. Richey seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Dorrance – Aye; Holloway – Aye. The motion was approved to accept the Fee Fund Report for June 2007.

Other Business:

Mr. Gammon congratulated Mr. Vorel on being appointed to serve six (6) more years on the Planning Commission. He presented Mr. Vorel with a resolution signed by the Board of County Commissioners.

Adjournment:

Mr. Richey motioned for adjournment. Mr. Holloway seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Dorrance- Aye; Holloway – Aye. The meeting was adjourned at 3:30 p.m.

Approved this _____ day of _____, 2007.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Mike Vorel, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary