

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

May 15, 2008

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. David Richey, Vice-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, Vice-Chairman
Mr. Roger Holloway, Member
Ms. Janet Price, Member
Ms. Cheryl Dorrance, Member
Mr. Will K. Jones, Member

Also in attendance:

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

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

Approval of Minutes of the Previous Meeting: (April 17, 2008)

Mr. Will K. Jones motioned approval of the minutes for April 17, 2008. Mr. Roger Holloway seconded the motion. Vote taken: Richey – Aye; Holloway– Aye; Price – Aye; Dorrance – Aye; Jones – Aye. The minutes for the meeting of April 17, 2008 were approved.

Discussion and Possible action to approve/deny application for a special use permit: (SUP-2008-01) CLAUREN RIDGE VINEYARD AND WINERY

Applicant: **THOMAS E. AND KIMBERLEE INGMIRE**

If approved, the facility, Clauren Ridge Vineyard and Winery, would be modeled after small to medium size wineries common to the grape growing regions of California. The facility would have on site fermentation, storage, bottling, and distribution functions. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Six (6), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows: Commencing at the Northwest corner (NW/C) of said Northwest Quarter (NW/4); thence South 89°45'27" East, on the North line of said NW/4, for a distance of 1688.84 feet to the Point of Beginning. Thence continuing South 89°45'27" East for a distance of 200.00 feet; thence South 00°20'47" East for a distance of 400.00 feet; thence North 89°45'27" West for a distance of 200.00 feet; thence North 00°20'47" West for a distance of 400.00 feet to the Point of Beginning, containing 1.84 acres more or less.

Location: NW 248th (Waterloo Rd.) & May Ave. (County Highway District #3)

Mr. Gammon gave the staff report and stated that the winery would be a new idea for unincorporated Oklahoma County in the realm of agriculture. He added that staff had no objections or reasons for denial of the project.

Mr. Thomas Ingmire, applicant, was available to answer questions regarding the following:

- Hours of Operation
- Days of Operation
- Capacity
- Parking
- Signage
- Building Materials
- Sight-Proof Screening
- Lighting

Ms. Price asked how long the special use permit would be needed before the required renewal.

Mr. Ingmire replied that he preferred to have a renewal time of 5 years in order to get the winery up and running. He added that he was looking for a permanent use, and would eventually apply for a PUD. He also stated that he had no intention of re-zoning his property to commercial in the future.

Mr. Gammon added that the applicant did not have to wait the entire five (5) years to apply for his PUD if he felt that he was ready.

Mr. Jones asked how specific the special use permit would need to be worded.

Ms. Crawford answered that it would need to be as specific as possible. She stated that if the special use permit were too general, the applicant may be hindered from doing things that weren't explicitly spelled out.

Mr. Jones asked if there would be a turning lane required for the proposed special use permit.

Mr. Trumbo responded that there would not be a turning lane required for the project, but that an engineering study would be required at the time the PUD was submitted.

Ms. Crawford pointed out that the required notice sent to the adjacent property owners did not specify special events or individual wine sales. She added that the notice would need to be sent out again with the required changes before any action could be taken.

Mr. Jones motioned to continue the item until next month in order for staff to submit a draft of the special use permit and all its requirements to the commission and to allow for re-notification of the adjacent property owners. Ms. Price seconded the motion. Vote taken: Richey – Aye; Holloway– Aye; Price – Aye; Dorrance – Aye; Jones – Aye. The item was continued until the next planning commission meeting on June 19, 2008.

Discussion and Possible action to approve/deny revised Oklahoma County Subdivision Regulations

Ms. Ruth Walters stated that after the drafts were sent to the Planning Commission members, one additional change had been made. She stated that there was a table revised regarding the minimum separation between driveways and streets.

Ms. Dorrance motioned to approve the revised Oklahoma County Subdivision Regulations. Mr. Jones seconded the motion. Vote taken: Richey – Aye; Holloway– Aye; Price – Aye; Dorrance – Aye; Jones – Aye

Discussion and Possible action to receive April 2008 Fee Fund Report

Mr. Holloway motioned to receive the April 2008 Fee Fund Report. Ms. Price seconded. Vote taken: Richey – Aye; Holloway– Aye; Price – Aye; Dorrance – Aye; Jones – Aye. The report was received.

Other Business:

Mr. Gammon reminded the commission that the annual election would occur next month. He regrettably added that Mr. Vorel would not be returning as a planning commission member.

Adjournment:

Ms. Dorrance motioned for adjournment. Ms. Price seconded the motion. Vote taken: Richey – Aye; Holloway– Aye; Price – Aye; Dorrance – Aye; Jones – Aye.. The meeting was adjourned at 2:18 p.m.

Approved this _____ day of _____, 2008.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

David Richey, Vice-Chairman

ATTEST:

Tyler Gammon, Jr., Secretary