

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

December 10, 2009

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 1:33 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Will K. Jones, Chairman
Mr. Edgar Frazier, Member
Mr. David Richey, Member
Mr. Joe Blough, Chief Deputy, District #1 (on behalf of Willa Johnson, Commissioner District #1)

Also in attendance:

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

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

Approval of Minutes of the Previous Meeting: (November 12, 2009)

Mr. Jones stated that the minutes from the November 12, 2009 meeting needed to reflect the fact that Mr. Joe Blough was present on behalf of Ms. Willa Johnson, County Commissioner, District 1. He added that all future meetings where Mr. Blough would be present needed to reflect this information.

Mr. Richey motioned to approve the minutes with the correction. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Jones – Aye, Richey – Aye, Blough – Aye. The minutes from November 12, 2009 were approved with one correction.

Discussion and possible action to approve/deny the Final Plat (FP-2009-01) of Cumberland Crossing III.

Applicant: **CUMBERLAND GROUP, LLC**

The applicant proposed the continuation of Cumberland Crossing Addition, Planned Unit Development (PUD 2003-01). This phase of the project would have 20 lots on 15.19 acres. The addition would have common areas and ponds as amenities. The following is the legal description of the property:

A part of the NW ¼ of Section 8, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the NW corner of said NW ¼; THENCE S00°00'00"E along the West line of said NW ¼ a distance of 1486.37 ft; THENCE S89°21'39"E a distance of 1884.16 ft. to

the POINT OR PLACE OF BEGINNING; THENCE continuing S89°21'39"E a distance of 739.68 ft. to a point on the East line of said NW ¼; THENCE S00°00'11"W along the East line of said NW ¼ a distance of 350.09 ft.; THENCE N89°59'49"W a distance of 185.09 ft. to a point of non-tangential curve; THENCE Southeasterly along said non-tangential curve to the right having a radius of 465.52 ft. for an arc length of 31.90 ft. (the chord of said curve bears S01°57'37"E a distance of 31.90 ft.); THENCE N89°59'49"W a distance of 318.67 ft.; THENCE S13°41'01"E a distance of 370.52 ft.; THENCE S00°00'11"W a distance of 125.00 ft.; THENCE S89°59'49"E a distance of 40.00 ft.; THENCE S00°00'11"W a distance of 208.43 ft.; THENCE S41°40'40"E a distance of 106.45 ft. to a point on the South line of said NW ¼; THENCE N89°21'39"W along the South line of said NW ¼ a distance of 514.06 ft.; THENCE N00°38'21"E a distance of 219.39 ft.; THENCE N13°41'01"W a distance of 607.17 ft.; THENCE N06°46'58"W a distance of 131.98 ft. to a point of non-tangential curve; THENCE Northeasterly along said non-tangential curve to the right having a radius of 1238.93 ft. for an arc length of 151.30 ft (the chord of said curve bears N86°42'56"E a distance of 151.21 ft.); THENCE S43°38'24"E a distance of 34.64 ft.; THENCE S87°28'24"E a distance of 50.00 ft.; THENCE N47°31'36"E a distance of 35.36 ft.; THENCE N02°31'36"E a distance of 50.00 ft.; THENCE N87°28'24"W a distance of 24.78 ft.; THENCE N02°31'36"E a distance of 160.88 ft. to the POINT OR PLACE OF BEGINNING.

Mr. Gammon distributed the staff report and stated that this application was the third phase of the Cumberland Crossing subdivision. He added that planning staff had received protests on the matter.

Mr. Richey asked planning staff if there was a letter on file from Deer Creek Water Corporation stating that they would provide water to this subdivision.

Mr. Gammon gave the affirmative that staff was in possession of the letter. He added that it had been received during the first phase of the Cumberland Crossing subdivision.

Mr. David Padgett, adjacent property owner in Southerly Farms Sec. V, was present to voice his concerns regarding a privately owned drainage easement behind his property that was being used by the residents and developer of the Cumberland Crossing subdivision. He stated that due to the construction being conducted in the Cumberland Addition, the drainage ditch behind his house was filling, rather quickly, with silt and other debris. He added that since the drainage easement was not operating properly, due to the increased deposition of silt and debris, there was evidence of increased erosion of the surrounding properties.

Mr. Craig Harper, adjacent property owner in Southerly Farms Sec. V, was also present to describe the erosion and drainage issues stemming from the increased flow of water in the drainage easement behind his home.

Mr. Keith Beatty, Isch and Associates, stated that the Cumberland Crossing developer was working diligently to maintain the erosion control in the subdivision. He added that since the beginning of the development of Cumberland Crossing, the channel had actually been losing silt every year. He stated that this fact could be seen in aerial photos of the area which he submitted to the Commission. Mr. Beatty went on to say that the residents of Southerly Farms Sec. V and the Cumberland developer had been in contact and were working to find a solution that would appease both parties.

Mr. Trumbo stated that it was unfortunate that the residents of Southerly Farms Sec. V were left with the burden of owning the channel in question. He added that the channel should have actually been a public drainage easement or a homeowners' association common area and hopefully the residents could still make that a reality. He went on to say that as the lots in Cumberland are developed and sod added the silt problem should correct itself over the years. Mr. Trumbo also stated that as long as construction was underway in Cumberland, aggressive erosion control measures should be taken.

Mr. Richey motioned to approve the final plat of Cumberland Crossing III with the stipulation that the Cumberland Crossing III developer would be aggressive with all erosion control procedures. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Jones – Aye, Richey – Aye, Blough – Aye. The final plat of Cumberland Crossing III was approved with the stipulation.

Discussion and Possible action to receive Fee Fund Report for the month of November 2009.

Mr. Gammon stated that the fees collected for November 2009 were slightly higher than the previous two months collections.

Mr. Richey motioned to receive the fee fund reports for November 2009. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Jones – Aye, Richey – Aye, Blough – Aye. The fee fund report was received.

Other Business:

Mr. Blough gave a brief overview of the acquisition project currently underway in the Crutcho Park Addition. He added that phases I & II had been completed and phase III had recently been approved with a funding budget of roughly one million dollars.

Mr. Jones voiced his appreciation for the valuable input provided by Mr. Trumbo and Ms. Crawford this past year. He added that he looked forward to working with them again in the coming year. Mr. Jones went on to thank Mr. Tyler Gammon, Ms. Ruth Walters and planning staff for all their hard work in the past year.

Adjournment:

Mr. Richey motioned to adjourn the meeting. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Jones – Aye, Richey – Aye, Blough – Aye. The meeting was adjourned at 2:12 p.m.