

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

February 9, 2012

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 1:30 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. Roger Holloway, Member
Mr. James Benson, Member
Mr. Joe Blough, representing Ms. Willa Johnson, County Commissioner District #1

Also in attendance:

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

Mr. Gammon called roll and a quorum was declared.

Approval of Minutes of the Previous Meeting: (July 14, 2011)

Mr. Holloway motioned to approve the minutes from the previous meeting. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Jones – Aye, Holloway – Aye. The minutes from July 14, 2011 were approved.

Mr. Blough joined the meeting.

Discussion and possible action to amend the Subdivision Regulations for Unincorporated Oklahoma County, pursuant to O.S. Title 19 §868.8

Applicant: **PLANNING COMMISSION STAFF**

Mr. Trumbo stated that there was a section in the regulations that required developers to widen their property frontage to allow for an acceleration/deceleration lane on section line roads. He added that in some cases the developer only had a small amount of frontage, in which case, it didn't make sense to widen a small portion of the road. He stated that the requested amendment would allow the County to begin collecting a "fee in lieu of" pavement widening in cases where less than a mile of road was required to be expanded. He went on to say that once enough money had been collected the County would improve the mile all at one time.

Mr. Jones asked if monies collected would be earmarked specifically for the one mile widening.

Mr. Trumbo answered affirmatively that the money collected would be only used for road widening purposes.

Mr. Trumbo stated that the second amendment to the subdivision regulations dealt with the addition of sight triangle design standards. He added that the areas along intersections should be free and clear of any obstructions such as signage.

Mr. Benson motioned to approve the subdivision regulation amendments. Mr. Frazier seconded. Vote taken: Frazier – Aye, Benson – Aye, Jones – Aye, Holloway– Aye, Blough - Aye. The amendments were approved.

Discussion and possible action to amend the Oklahoma County Zoning Regulations, pursuant to O.S. Title 19 §868.11 and §868.16

Applicant: **PLANNING COMMISSION STAFF**

Ms. Walters stated that the requested amendments to the zoning regulations were the same as those for the subdivision regulations. She added that amending both the zoning and subdivision regulations would allow both regulations to be more compatible.

Mr. Jones asked if action taken on the regulation amendments would affect the rezoning application from Edmond DOP.

Ms. Crawford replied that since Edmond DOP’s rezoning application pre-dated the regulation amendments, their requested rezoning would not be affected by the changes.

Mr. Holloway motioned to approve the zoning regulation amendments. Mr. Benson seconded. Vote taken: Frazier – Aye, Benson – Aye, Jones – Aye, Holloway– Aye, Blough - Aye. The amendments were approved.

Discussion and possible action to revise the Lot Split Permit Fee for the Unincorporated areas of Oklahoma County, pursuant to O.S. Title 19 §868.4

Applicant: **PLANNING COMMISSION STAFF**

Mr. Trumbo presented a slideshow depicting the problems that have arisen from numerous lot splits in the County. He stated that lot splits are subdivisions of land and required as much review time as an actual plat. He added that the requested fee adjustment from \$10.00 to \$350.00, put lot splits in almost the same price range as plat requests.

Mr. Jones asked if there was a way to curtail the amount of lot splits allowed in Oklahoma County.

Mr. Trumbo replied that public comments had been that the lot split regulations were already too strict. He added that those persons that chose to do a lot split as opposed to platting may be discouraged from doing lot splits if the fee were increased.

Ms. Crawford stated that the lot split regulations could be amended to allow a certain number of splits per property instead of allowing one lot split per property per owner.

Mr. Benson motioned to approve the lot split fee adjustment from \$10.00 to \$350.00. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Jones – Aye, Holloway– Aye, Blough - Aye. The fee increase was approved.

Discussion and possible action to approve/deny zoning change from AA – Agricultural and Rural Residential District to CG – Urban General Commercial and Office District (Z-2011-02)

Applicant: **EDMOND DOP VI, LLC**

The applicant proposed rezoning the property for retail sales as a Dollar General Store. The following is the legal description of the property:

A part of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 6, Township 14 North, Range 2 West, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence N 89°47'42" W along the North line of the Northeast Quarter of said Section 6 a distance of 385.00 feet for a Point Of Beginning; thence continuing N 89°47'42" W along said North line a distance of 170.00 feet; thence S 00°22'18" E parallel with the West line of a tract of land described in Deed Book 9210, Page 616-619 a distance of 450.00 feet; thence S 89°47'42" E parallel with the aforementioned North line of the Northeast Quarter a distance of 170.00 feet; thence N 00°22'18" W a distance of 450.00 feet to the Point Of Beginning. Encompassing 76,947 square feet or 1.76 acres more or less, including those portions used for road right-of-way purposes.

**Location: 400 feet West of E. Waterloo and N. Coltrane Rd.
(County Highway District #3)**

Mr. Gammon distributed the staff report, stated that no protests had been received and added that the sale of the property in question was contingent upon approval of the zoning change.

Mr. Bob Gage, representing the applicant, gave a brief description of the planned use for the property in question. He listed the following:

- The zoning change would allow for construction of a Dollar General Store that would encompass 9,100 square feet.
- The building would be screened on three sides with a 6-foot wooden privacy fence.
- The applicant would have to install a well and septic.
- The applicant would install a detention pond between the edge of the proposed parking lot and the edge of Waterloo Road.

Mr. Holloway motioned to approve the zoning change requested. Mr. Benson seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Jones – Aye, Holloway– Aye, Blough - Aye. The item was approved.

Discussion and possible action to receive the Fee Fund Reports for the months of July, August, September, October, November and December 2011

Mr. Gammon stated that fees collected have been low and have not covered all planning costs.

Mr. Jones, Chairman, stated that the reports were received.

Other Business:

There was no other business.

Adjournment:

Mr. Blough motioned to adjourn the meeting. Mr. Benson seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Jones – Aye, Holloway – Aye, Blough – Aye. The meeting was adjourned at 2:05 p.m.

Approved this _____ day of _____, 2012

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary