

**MINUTES**  
**Bixby Board of Adjustments**  
**7:00 PM**  
**116 WEST NEEDLES**  
**BIXBY, OKLAHOMA**  
**MONDAY**  
**May 1, 2006**

**Members Present:**

**Jeff Wilson**  
**Dave Hill**  
**Murray King**  
**Lonnie Jeffries**  
**Darrell Mullins**

**Staff Present:**

**Jim Coffey**  
**Janae Beebe**

**Members Absent:**

**none**

**1. Call to Order**

Chairman Wilson called meeting to order at 7:00 pm.

**2. Approval of Minutes for March 6, 2006**

Correction: Page one, change "6:02 pm" to "7:02 pm".

Hill motioned for approval with corrections, Jeffries seconded.

**VOTING FOR: Mullins, Hill, Jeffries, King, Wilson**

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION PASSED: 5-0-0**

- 3. BBOA 441: Discussion and action for a special exception to section 11-7A-2, use unit 20, section 11-9-20, commercial intensive recreation, to allow a golf driving range on a 25 acre interior tract just south and west of 121<sup>st</sup> & Memorial; Charles Roger Knopp, applicant.**

**STAFF REPORT**

**Staff Comments: This item was previously considered on April 2, 2001. The Board of Adjustment voted unanimously to approve the Special Exception. Special Exception's that have not been utilized within three (3) years from the date of the order granting the exception shall be void. Utilization shall mean actual use of the issuance of a building permit. (Ordinance 11-4-9D) The Comprehensive Plan will allow this use. The area is adjacent 121<sup>st</sup> Street that is being widened by Tulsa County. Traffic should not be a problem and additional commercial concerns will most likely be forthcoming on Memorial and 121<sup>st</sup> Street. Staff recommends approval.**

**PUBLIC HEARING**

**Mr. Hill** asked Mr. Coffey if there were any changes to this application since it had already been before the Board in 2001. Mr. Coffey replied that there were no changes.

**Mr. Mullins** asked Mr. Coffey why the case had been brought before the Board again. Mr. Coffey explained that the previous special exception that had been approved for this property was never acted on by the owner and the time limit on that special exception had expired.

There was no public comment made. The applicant, Charles Roger Knopp of 7423 S. Atlanta in Tulsa was present along with his daughter and son-in-law. No other citizens attended the meeting.

Mullins made a motion to **APPROVE** the special exception, Hill seconded.

**VOTING FOR: Mullins, Hill, King, Jeffries, Wilson**

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION PASSED: 5-0-0**

5 **Old Business:**

6 **New Business:** Mr. Coffey discussed the upcoming Planning Workshop in Oklahoma City with the members of the Board

7 **Adjournment**

Approved \_\_\_\_\_ Date \_\_\_\_\_