

UNOFFICIAL MINUTES UNTIL APPROVED

**MINUTES
BIXBY BOARD OF ADJUSTMENT
BIXBY CITY HALL, COUNCIL CHAMBERS
7 PM, JUNE 4, 2007**

MEMBERS PRESENT	STAFF PRESENT	MEMBERS ABSENT
JEFF WILSON	DEBORAH FORBES	LONNIE JEFFRIES
DAVE HILL	DONNA CRAWFORD	DARRELL MULLINS
MURRY KING		

1. CALL TO ORDER

2. Approval of Minutes from May 7, 2007. Hill moved for approval and Wilson seconded to approve minutes.

VOTING FOR: King, Hill, & Wilson

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

BBOA-454. Deborah states this is a discussion and possible action to approve a Special Exception to Chapter 11-7f-2, Table 1 Use Unit 19, Recreational Facility, on property located on Lot 1, Block 1, Knight Industrial Park, at the entry into Southbridge Addition, Southbridge Homeowners Association, applicant.

The area in question is in a flood zone and the way it is presently graded leaves it a part of a channel area that is environmentally sensitive. Although splash pads can be placed in a floodplain, a 404 permit from the Corps of Engineers would be needed to minimize the impact on an environmentally controlled stream. Fill cannot be imported into the floodplain, so work done on this area must utilize the soil on the site. Because of the problems with the site it is the recommendation this item be denied.

Applicant Phil Sewell, works for Owasso Land Trust represents the Oklahoma Home Owners Association with Southbridge, wasn't aware of the

denial of the park for the 404 permit needed from the Corps of Engineers. Sewell had spoke to Mr. Coffey and thought he was going to be recommending the approval of the park. Sewell showed pictures of the park and how the splash park would be built. Sewell also states the property was already purchased from the owner Mr. Stunard.

Hill asks the locations of the park and where the drainage of the water is going, and where the water is coming from to run the park. States that there can be no soil brought into the site and asks if there is still enough space for the park to be finished.

Crawford states that Sewell can use the soil from that area but not from other surrounding areas. The water meter has already been purchased from the City to run the Park.

King asks that the plat should show elevation levels and the room is large enough for the splash park.

Wilson asks if the applicant can get a 404 permit with the Corps of Engineers, an elevation level plat, more information on the site, and requests for a continuance until further information is brought before the Board.

Sewell states that he can continue and regroup with the information the Board asks for.

No respondents to Public Hearing

Hill moved to continue until July 2, 2007 and King seconded for continuance.

VOTING FOR: King, Hill, & Wilson

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

OLD BUSINESS None

NEW BUSINESS None

ADJOURNMENT

Approved By _____
Chairman

Date: _____

The tape for this meeting did not record and minutes were done with incomplete notes.