

**MINUTES
BIXBY BOARD OF ADJUSTMENT
BIXBY CITY HALL, COUNCIL CHAMBERS
7PM, JULY 1, 2002**

MEMBERS PRESENT	STAFF PRESENT	MEMBERS ABSENT
JEFF WILSON	JIM COFFEY	LONNIE JEFFRIES
CARL CARNAHAN		
DAVE HILL		
DARRELL MULLINS		

- 1. CALL TO ORDER 7:00 PM**
- 2. CONSIDERATION OF MINUTES OF APRIL 1, 2002.** Continued until next meeting. Members present do not represent a quorum of those at the April meeting
- 3. CONSIDERATION OF MINUTES OF JUNE 3, 2002.** Hill moved and Carnahan seconded.

VOTING FOR: Mullins, Hill, Carnahan, Wilson

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

- 4. BBOA 386 PUBLIC HEARING, DISCUSSION AND POSSIBLE ON A SPECIAL EXCEPTION TO PERMIT THE CONSTRUCTION OF A CHURCH, PRIVATE SCHOOL, AND ASSOCIATED USES ON PROPERTY IN AN AGRICULTURE ZONE.**

STAFF REPORT

Use Unit 5 Community Services (Church) is only allowed in an Agricultural Zone by Special Exception, Chapter 3, Section 310, Table 1. The Catholic Diocese, St Clements Catholic Church would like to build a church building and school on 80 acres located South of 161 Street and East of Yale (no address). At some point the church may develop it's own cemetery that would possibly take approval of the state. We have received no comments and the staff is in support of this application.

Father Mueggenborg, St Clements Catholic Church, A letter was sent to the neighbors concerning this project (enclosed) inviting them to a meeting so the application could be explained and questions answered. They are trying to prepare the church for the next 50 years of ministry in this area. Looking for enough land to established a school K-8th Grade,

and expand the church. The area is not in flood plain as is the present structure. This new property would address their flood problems. It is nicely located with enough property to expand and develop.

Henry Harden, Chancellor of the Diocese of Tulsa, Supports South Tulsa and Bixby in development and views Bixby as a opportunity to provide ministry for the community. We support St Clements in their endeavors to supply ministry for the next 50 years.

Tara Lisko, 16522 S. Joplin, has property on the North east of the property. Was concerned about the possibility of a drug rehab. Also concerned about the tree line along the property. Was upset about the fence line being changed along the property. The trees make a good buffer zone.

Gary Suelander, 6104 E 32nd Street, Owner of the property being sold to the church. When he bought the property in 1985 they had it surveyed and the line was off and had to be moved. The reason only part of the fence was moved is because the survey only covered the property sold. The trees are on the property and the fence was in the wrong place.

Vicky Brown, 16402 S. Irvington, has a concern about the school location because they did not want it close to their property. They were told when they purchased the property it would remain agriculture and did not want a school close.

Father Mueggenborg addressed the comments. The tree line is an asset to the property and would probably remain. A site plan is not developed at this time and location of buildings is difficult to address but the preference is accessibility so the property that fronts 161st Street would be the development area, about 20 acres.

Carnahan moved and Hill seconded for approval.

VOTING FOR: Mullins, Hill, Carnahan, & Wilson

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

5. OLD BUSINESS: None

6. NEW BUSINESS: None

7. ADJOURNEMENT:

APPROVED

DATE