

UNOFFICIAL MINUTES UNTIL APPROVED

**MINUTES
BIXBY BOARD OF ADJUSTMENT
BIXBY CITY HALL, COUNCIL CHAMBERS
7 PM, JULY 2, 2007**

MEMBERS PRESENT	STAFF PRESENT	MEMBERS ABSENT
JEFF WILSON DAVE HILL MURRY KING LONNIE JEFFRIES DARRELL MULLINS	DONNA CRAWFORD	NONE

1. CALL TO ORDER

2. Approval of Minutes from June 4, 2007. Hill moved for approval and King seconded to approve minutes.

VOTING FOR: King, Hill, & Wilson

VOTING AGAINST: None

ABSTAINING: Jeffries and Mullins

MOTION PASSED: 3-0-2

BBOA-455. Wilson asks if anyone is here for this action, the applicant or the applicant's representative has signed in. Mr. Wilson passes onto the next item, giving the applicant time to arrive.

BBOA 454. Applicant Phil Sewell, Owasso Land Trust representing the Home Owners Association with Southbridge, seeking 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. Mr. Wilson asked if the staff's recommendation has changed since last meeting and Crawford stated that Eric Enyart, City Planner has written a supplemental staff report which states: According to the minutes of the last BOA meeting, the Board was concerned in two regards: 1) Compliance with Section 404 permitting by the Corps of Engineers, 2) Lack of information regarding elevations and the proposed drainage patterns post-development. Regarding the first concern, David

Manning of the Corps of Engineers has provided a letter, included in the agenda packet, which states that a 404 permit will not be required. Regarding the second concern, the applicant has provided additional plot plan, which shows the proposed elevations post-construction. Based on these submitted documents, these concerns have been adequately addressed to the satisfaction of staff. Mr. Mullins asked how this will affect surrounding areas. Mr. Sewell responded by pointing out the creek and the detention pond where the water will be directed to. Mr. Jeffries asked how many gallons of water will be allowed to go into the creek. Mr. Sewell explained the water does not run all the time, the water is turned on at the splash pad by pushing down a button and the amount of time the water is running is controlled by a timer of sorts. Having satisfied all questions asked by members Mr. Wilson called for a vote to approve or deny.

No respondents to Public Hearing

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

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

BBOA-455. Mr. Wilson asked if anyone representing for the application on a Variance Chapter 11-7b-4, Table 3, to allow a 15 foot building set back on one side of a corner lot that faces two streets that has a 25 foot set back on both sides, had arrived yet. Mr. Wilson was inclined to continue this matter for the next meeting due to the fact if the Board denied the request that would be the end of the matter, Crawford brought up the fact that a letter from Rob Brewer of Spartan Construction and Brewer Construction, was written regarding Sack and Associates acting as his representative for the variance, which could mean he has a house plan for this lot and it may not fit without the variance. Mr. Wilson asked if anyone was opposed to continuing this matter, vote was taken to continue this matter until next meeting.

No respondents to Public Hearing

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

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

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.