

**MINUTES  
BIXBY BOARD OF ADJUSTMENT  
BIXBY CITY HALL, COUNCIL CHAMBERS  
7 PM, AUGUST 7, 2006**

<b>MEMBERS PRESENT</b>	<b>STAFF PRESENT</b>	<b>MEMBERS ABSENT</b>
<b>JEFF WILSON</b>	<b>JIM COFFEY</b>	
<b>DAVE HILL</b>		<b>DARRELL MULLINS</b>
<b>LONNIE JEFFRIES</b>		
<b>MURRY KING</b>		

**1. CALL TO ORDER**

**2. Approval of Minutes from July 3, 2006.**

Approval of minutes continued to next meeting, members present did not constitute a quorum for that meeting.

3. Discussion and possible action to approve a special exception to section 11-7D-2, use unit 15, section 11-9-15, other trades and services, to allow a beauty college on a lot zoned CS (Commercial Shopping) located south of 131<sup>st</sup> Street and East of Memorial.

**STAFF REPORT**

**The location has been a child care center for over 30 years with a pre-kindergarten school. The owner desires to change from a child care learning center to a beauty college. A building permit has been requested and approved to convert the inside of the building to accommodate a beauty college. Parking should be addressed in accordance with the City of Bixby Code for this particular use. It appears the building can be successfully converted to a beauty college. The Comprehensive Plan would allow a beauty college at this location. Staff recommends approval.**

**PUBLIC HEARING:**

**Frieda Poe, 8510 East 151<sup>st</sup> Street, owner of property explained she would like to change the use of the property from a day care center to a Beauty College. She explained there would be about 20 to 30 students.**

**Federal funding would be available to students who would receive proper instruction to become licensed certified beauticians.**

**Commission Hill asked if there was proper parking for 30 students. Ms. Poe explained the parking lot and said it would be repaired and properly marking. Staff confirmed that space available would accommodate proper parking.**

**Chairman Wilson asked what courses would be taught and how the college would affect the surrounding neighborhood. Ms. Poe explain there would be instruction in Cosmetology, Beauty Technician, and the other areas related to being a beautician. She felt the Beauty College would have less impact of the community and cause less traffic than the day care center and kindergarten school.**

**Chairman Wilson asked if the School would be State Licensed. Ms. Poe responded the state would license the school and approve the curriculum. There graduates would receive a degree be qualified as licensed beauticians. Federal aid would be available to help students with the cost. Teacher would be licensed and certified by the Debarment of Cosmetology.**

**Tina Cagle, 228 E Elgin, will be a student at the school and wanted to encourage the board to approve the application.**

**Motion was made for approval by Commissioner Jeffries and Seconded by Commissioner Hill.**

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

**VOTING AGAINST:** None

**ABSTAINING:** None

**MOTION PASSED: 4-0-0**

4. **OLD BUSINESS** None
5. **NEW BUSINESS** None
6. **ADJOURNMENT**

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