

**PLANING COMMISSION
MINUTES
BIXBY CITY HALL, COUNCIL CHAMBERS
7:00 PM, August 19, 2002**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF
Bill Davis	Roy Paxson	Jim Coffey
Scott Sherrill		
Jim Powell		
Bill Campbell		

- 1. CALL TO ORDER**
- 2. Consideration and approval of minutes for July 15, 2002.**

Motion made by Bill Campbell seconded Jim Powell
VOTING FOR: Davis, Powell, Campbell, and Sherrill
VOTING AGAINST: None
ABSTAINING: None
MOTION PASSED: 4-0-0
- 3. BZ 287 Public Hearing, Discussion and possible action to approve a zoning request from AG (Agricultural) to CG (Commercial General, Randy King, applicant**

STAFF REPORT

City Planner explained that the legal advertisement for the Zoning was not properly done. The legal advertisement has been accomplished now in accordance with State Law. The item will be heard at the next meeting. No one was present for the public hearing.

Powell moved and Campbell seconded to hear this item at the next meeting.

VOTING FOR: Davis, Powell, Campbell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION TO CONTINUE: 4-0-0

- 4. BL 266 Discussion and possible action to approve a lot split at 8211 East 117th Place, Lot 12, Block 2, Southern Memorial Acres, Bixby, Oklahoma.**

STAFF REPORT:

This item was continued from July 15, 2002 for further investigation. The staff has uncovered the following:

1. A Building Permit was issued for the small house on the North Side of the Property but it was for Remodel not construction. It was issued in error
2. An investigation of the site uncovered several problems including the fact that part of the structure is constructed over the utility easement. Set back lines have not been observed. Driveway is not constructed of concrete or asphalt. House may have been an accessory building at one time.
3. Our City attorney indicated that to approve the lot split only allows a non-conforming use to become a conforming use. With all the problems he would advise the board reject the request.

Staff recommends denial

There were no applicants or complaints to speak.

Powell moved and Davis seconded for denial.

VOTING FOR DENIAL: Davis, Powell, Campbell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

Chairman Sherrill dismissed himself from the Planning Commission and consideration of the next item on the agenda and Vice Chairman Powell took charge of the meeting and asked the City Planner for the next item.

5. **BL 269 Discussion and Possible action to approve a lot split of Agricultural property in Section 6, Township 17 North, Range 14 East, Scott Sherrill, applicant.**

STAFF REPORT:

The above item does not meet the bulk requirements for an agricultural lot which is 2 acres. The lot split required will make to good building lots and should be allowed. Staff recommends approval

Davis moved and Campbell seconded for approval.

VOTING FOR DENIAL: Davis, Powell, and Campbell

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

6. OLD BUSINESS: None

7. NEW BUSINESS: None

8. ADJOURNMENT:

Approved

Date