

**MINUTES
PLANNING COMMISSION
7:00 P M
116 WEST NEEDLES
BIXBY, OKLAHOMA
APRIL 21,2003**

MEMBERS PRESENT

**Scott Sherrill
Roy Paxson
Jim Powell
Bill Campbell
Bill Davis**

MEMBERS ABSENT

STAFF PRESENT

Jim Coffey

- 1. Call to Order: Chairman Sherrill called the meeting to order at 7:00PM.**
- 2. Approval of Minutes of march 17, 2003. Jim Powell moved and Roy Paxson seconded a motion to approve.
VOTION FOR: Davis, Campbell, Powell, Paxson, and Sherrill
VOTING AGAINST: None
ABSTAINING: None
MOTION PASSED: 5-0-0**
- 3. PUD 29A Discussion and possible action to approve a revision to PUD 29A, as requested by the City Council.**

Staff Report: The City Council sent this PUD back to the Planning Commission for further consideration because of changed agreed to at the City Council Meeting. The changes are (1) Area "B" will now be designated "Open Space (2) The Storm Water Drainage will now go South and Under Memorial to Fry Ditch. Other Items remain the same. The City Council asked that you consider these changes and make recommendation for their next meeting

Hollis Allen, Sack & Associates, engineer. Allen show a map indicating the reduction of Area A and the new designation of Area B as Open space and shows how the Storm Water Drain will go to Fry Ditch.

Dennis Larson, 8102 E 124th, Bixby, Ok. Concerned about drainage in front of his house since he is directly across the street. Wanted to know if it

would help of hurt his property. Will they be able to work on my property without my approval, etc.

Bob Pierce, 8104 E 124th, Bixby, Ok. Wanted to know who would maintain the storm drainage line. Will it belong to the City? How big is it? Will it handle the drainage? What is going to be done about the water that stands on the West side of Memorial? I have water that builds up on the back of my property, how do I get my water to Memorial?

Response by Hollis Allen. Drainage will be installed on ODOT Right-of-way on a permit from ODOT. On the Maintenance issue the storm drain will be turned over to the City. It will be sized to handle the drainage off our site, your site, the vacant property to the South, and the flow from Mazzio's. On the West side of Memorial the system will be in a pipe under the present drainage ditch west of Memorial. The water on your property will get to the system as it does now, it is sized to handle your water but no work will be done on your property to get the water to the drain. **Ted Sack,** reemphasized that the system would be designed to carry the water but that work would not be done on private property to see the water got to the system.

Scott Sherrill asked if there would be an inlet on the street to take care of the water. **Hollis Allen** said there would be an intake structure on the street.

Scott Sherrill asked if the drainage would go to Fry Ditch. **Hollis Allen** explained it would be piped to Fry Ditch even on the West side of Memorial in a underground pipe. The City Staff and the City Hydrologist have reviewed the concept.

Jim Powell moved and Bill Campbell seconded for approval.

VOTION FOR: Davis, Campbell, Powell, Paxson, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

4. PUD29A Plat Discussion and possible action to approve a Preliminary Plat for PUD 29, William Wilson, developer.

Staff Report: Do to the fact that PUD29 has been approved for a year and that the Plat as amended has been submitted for some time, the only changes

in drainage and Area “B”, it is requested that the Planning Commission consider the Preliminary Plat and make recommendations to the City Council.

Jim Powell moved and Roy Paxson seconded for approval.

VOTION FOR: Davis, Campbell, Powell, Paxson, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

5. BZ290 Public Hearing, Discussion and possible action to approve a zoning application from RS3 (Residential Single Family) to RD (Residential Duplex), Donald Raper, applicant.

Staff Report: The staff has looked at this area and as you can see from the map and this area is the old railroad bed. Please note that the 100-year flood area is boarded on the east in the Midland Addition by the railroad bed. After consultation with our Hydrologist the staff feels that the removal of the berm created by the railroad bed could be a problem. It is true that the berm has been removed to the North in the downtown area, however, this area is lower and might create flooding for surrounding neighbors. The zoning does fit within the Comprehensive Plan, but do to the storm water issues it would be hard to build on the site. The staff has reservations. The staff has looked at this area and as you can see from the map and this area is the old railroad bed. Please note that the 100-year flood area is boarded on the east in the Midland Addition by the railroad bed. After consultation with our Hydrologist the staff feels that the removal of the berm created by the railroad bed could be a problem. It is true that the berm has been removed to the North in the downtown area, however, this area is lower and might create flooding for surrounding neighbors. The zoning does fit within the Comprehensive Plan, but do to the storm water issues it would be hard to build on the site. The staff has reservations.

Applicant was not present

Mike Daniels, 220 E Breckenridge. Was concerned about drainage and the possible flooding of his property. At present they are getting water underneath the house in a hard rain. Where they propose to build a duplex will divert the water back to our houses, just on the other side of the rail road

bed that is lower. I would like the problem we have now addressed, instead of adding to the problem we have. My concern is the diverting of water.

David Bergman, 212 E Breckenridge. Adjacent property. My garage is over the property line and this will actually cut off part of garage. I bought the house last July and the realtor told me that the railroad would give back those lots. I bought it with the intention to build a shop or enlarge the house in back if the railroad gave back the property. Later I learned the property would not be given back by the railroad and was owned by someone else. He was concerned about drainage water and how the development of the railroad area would affect his property.

Scott Sherrill asked the Planner if they zone the property would there be provision for a Hydrology study on the Lot. The Planner said not on a residential lot.

David Bergman, stated he had visited with the City Engineer and there is an ordinance concerning the diversion of water to other properties.

Scott Sherrill moved and Jim Powell seconded that since the applicant was not here, they would table the item until the next meeting to give the applicant an opportunity to address the drainage and respond to those in opposition.

VOTION FOR: Davis, Campbell, Powell, Paxson, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

6. Discussion and possible action to approve a Final Plat, The Enclave of Legacy, Legacy Park, LLC, developer.

Staff Report: Staff recommended approval.

Jim Powell moved and Bill Campbell seconded for approval

VOTION FOR: Davis, Campbell, Powell, Paxson, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

7. Discussion and possible action to approve a Final Plat, Fox Hollow, Fox Hollow, LLC, developer.

Staff Report: Staff Recommends Approval

Bill Davis moved and Roy Paxson moved for approval.

VOTION FOR: Davis, Campbell, Powell, Paxson, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

8. Discussion and possible action to approve a Final Plat, Twin Creek Villas, Twin Creeks Villas, LLC, developer

Staff Report: Staff Recommends Approval.

Jim Powell moved and Roy Paxson seconded for approval.

VOTION FOR: Davis, Campbell, Powell, Paxson, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

9. Discussion and Possible action to approve a Preliminary Plat, Twin Creeks III Extended, Twin Creeks Partners, LLC, developer.

Staff Report: Staff Recommends Approval.

Jim Powell moved and Roy Paxson seconded for approval.

VOTION FOR: Davis, Campbell, Powell, Paxson, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

10. OLD BUSINESS- Next meeting of the Hazard Committee is May 6, 2003 at 3PM.

11. NEW BUSINESS

12. Adjournment

Approval _____ **Date** _____