

**PLANNING COMMISSION
MINUTES
7:00 P M
116 WEST NEEDLES
BIXBY, OKLAHOMA
August 18,2003**

MEMBERS PRESENT

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

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 July 21, 2003.** Jim Powell moved and Bill Campbell seconded to approve the minutes as corrected.
VOTING FOR: Davis, Campbell, Powell, Paxson, and Sherrill
VOTING AGAINST: None
ABSTAINING: None
MOTION PASSED: 5-0-0
- 3. BZ 293 Public Hearing, Discussion and possible action to make recommendation to the City Council on the re-zoning of Lot 3, Block 11 Original Township from RS3 to RD (Residential Duplex), Raymond Pregler, applicant..**

Staff Report: No comments have been received to date. We previously zoned the property to South RD. Staff recommends approval.

Public Hearing: Tom Hogert, 4 West 4th Street. Homes are small in this area and weeds and junk have been in the yard. Rental Property is always a problem and I feel the zoning may decrease my property value.

Bill Davis moved and Bill Campbell seconded for approval.

VOTING FOR: Davis, Campbell, Powell, Paxson, and Sherrill
VOTING AGAINST: None
ABSTAINING: None

MOTION PASSED: 5-0-0

- 4. Southbridge Amended Preliminary Plat: Discussion and possible action to approve the amended preliminary Plat for Southbridge sub-Division.**

Staff Report: Staff Recommends Approval

The City Planner listed the changes in the amended plat.

1. Items requested by the City Council
2. Center Island on 136th Street
3. Detention area "Reserve F"
4. Reserve D for lift station
5. Reserve G a green area that separates Southbridge from Blue Ridge Sub Division.
6. Crash gates into other sub-divisions.

Scott Sherrill asked what is the use of Reserve area G? Planner said it is an area under the power lines. Maybe the engineer could speak to that. Joe Donaldson, engineer explained this is PSO high voltage power lines and Reserve G would keep the lots South of that power line while making a separation between Blue Ridge and Southbridge.

Jacky Edward wanted to know about the hydrology report that the home owner association for Southwood South was suppose to get so they could review the drainage. She also wanted to know who would maintain the detentions areas.

The City Planner explained the hydrology report had been sent back after review for further comment by the engineer and would be resubmitted. When the report is approved then it will be made available to the home owners. The Maintenance of the Drainage Area is by the Home Owners Association and if it is not maintained then the City can step in and enforce it being maintained.

Jacky Edwards was concerning about the green are Reserve G and easements under the power lines. After the Planner showed here how to read the drawing she withdrew her objection.

Another concern of Edwards was the fact the developer was an LLC. It was explained that this is the common way development is done through out the state.

She was concerned that her neighborhood was exclusive with only limited access and they like it that way. They did not want house built close to their neighborhood. In fact they would like the developer to be forced to build a fence that would separate the two neighborhoods. The Planner explained that a fence is not required by the ordinance.

She was concerned about the streets, water, and sewer after the LLC was no longer there. Scott Sherrill explained that the streets, water, and sewer are dedicated to the city and city requires a two year maintenance bond.

Then Jacky Edwards asked questions on the Covenants and Jim Powell explained these are approved in the Final Plat stage and reviewed with a great deal of state law and city ordinance in mind.

Jacky Edwards asked if they could put in water, sewer lines, and streets prior to the approval the Final Plat Scott Sherrill explained they can get an earth change permit upon approval of the grading plan from the city council. They can start of water and sewer with approved plans from the staff. She ask if they could do this without the hydrology in place and Scott explained the hydrology would have to be in place to get an earth change permit.

The process of approvals was discussed and explained.

Jim Powell moved and Roy Paxson seconded for approval.

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

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

5. Old Business: None

6. New Business: None

7. Adjournment

Approval _____ **Date** _____