

**MINUTES
PLANNING COMMISSION
7:00 P M
116 WEST NEEDLES
BIXBY, OKLAHOMA
June 16, 2003**

MEMBERS PRESENT

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

MEMBERS ABSENT

Scott Sherrill

STAFF PRESENT

Ken Bradford

- 1. Call to Order: Vice Chairman Powell called the meeting to order at 7:00PM.**
- 2. Approval of Minutes of May 19, 2003. Bill Campbell moved and Roy Paxson seconded a motion to approve.
VOTION FOR: Campbell, Powell, and Paxson
VOTING AGAINST: None
ABSTAINING: Bill Davis
MOTION PASSED: 3-0-1**

- 3. BZ 291 Discussion and possible action to continue a zoning application to July 21, 2003, for AG (Agriculture) to CG (Commercial General, Cleatus Tate, applicant.**

Staff Report:

The PUD requested has not been received to date. Staff requests you continue the item until July 21, 2003, so it will not have to be re-advertised.

Ken Tate, 5612 E 117th Place, Tulsa, applicant's son. We would like to re-zone the Western Corner of 400 ft by 500 ft, so the tractor people can go ahead and move on. Then we would do the PUD on the balance of the property. It is a long project to get the engineering and things together and get it to the city. The state is telling Gene he has to be out of his present location really quickly or pay for moving dirt. We have a hardship and that is why we are asking the city to go ahead and re-zone this smaller area.

Bart James, attorney for applicant. We are requesting to amend the application for zoning to allow the smaller area that is part of the original request to be re-zoned.

NO RESPONSE TO PUBLIC HEARING

JIM POWELL We had asked for a PUD and to date no response has been received. It was explained by the Chairman why we wanted to see a PUD and we tabled the item to allow you time to respond. CG is a strong zoning.

Bart James explained the would love to do the PUD but the time to get Gene moved will not allow the work to be done on the PUD. We will do a PUD on the balance of property

Jim Powell, my recommendation is we bring this back as a PUD.

Ken Bradford explained that the City Manager had talked to the Sharon Phillips who was filling in for the City Attorney Phil Frazier and that it is possible to reduce the area a re-zone only this part as CG since it is a smaller part of the area that was advertised. We need a legal description of the area to be re-zoned.

Bart James said he did have the legal description.

Jim Powell asked for a motion to continue this until July 21, 2003.

Bill Davis asked if the city could look this over and that a earlier meeting could be scheduled.

Jim Powell explained the city could call an earlier meeting but that the Planning Commission could still vote to continue. Without a legal description, staff review, etc. we should not take action tonight but there are certain steps that need to be made.

Applicant said we do have a legal description.

Bill Davis suggested that the Planning Commission continue the item and allow the applicant to take it two the City Planner and set a meeting. I think we all would be willing to set another meeting.

Jim Powell had a discussion with the applicant and explained that the issue tonight was not for approval but for continuance. If the City Planner calls for an emergency meeting we will be glad to meet. This has to do with the public so due notices will have to be issued.

Ken Bradford asked if Commission wanted to have a special meeting.

Jim Powell explained that is at the discretion of the City Planner and Staff.

Ken Bradford explained that the City Attorney said they could take action.

Jim Powell explained that the notice of a meeting should include action on the new part to be zoned.

Roy Paxson moved and Bill Davis seconded for continuance.

VOTION FOR: Campbell, Davis, Paxson, and Powell

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

4. Discussion and Possible action to approve a Final Plat for Quick trip Commercial Center #51.

Staff Report: Staff recommends approval they have meet all the requirements.

Roy Paxson moved and Bill Davis seconded for approval.

VOTING FOR: Campbell, Davis, Paxson, and Powell

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

5. OLD BUSINESS: Next meeting of the Hazard Committee is July 8, 2003 at 3PM

6. NEW BUSINESS: None

7. ADJOURNMENT

Approval _____ **Date** _____