

**PLANNING COMMISSION
MINUTES
7:00 P M
116 WEST NEEDLES
BIXBY, OKLAHOMA
October 20,2003**

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 7:01PM.**

Chairman Sherrill asked Jim Coffey to introduce Mark Musser. Mark is serving as a non-voting member to observe the work of the Planning Commission as part of his Leadership Bixby Class.

- 2. Approval of Minutes of September 15, 2003.** Jim Powell moved and Roy Paxson seconded to approve the minutes.
VOTING FOR: Davis, Campbell, Powell, Paxson, and Sherrill
VOTING AGAINST: None
ABSTAINING: None
MOTION PASSED: 5-0-0
- 3. PUD 31 Discussion** and Possible action to approve a Planned Unit Development in Section 1, T-17-N, R-13-E, Walter Bishop, applicant.

STAFF REPORT:

The Planned Unit Development is attached. The development fits well with the Comprehensive Plan. The underlining zonings are presently in place on the property but have been re-arranged in this request. The CS has been moved to front Memorial, with OL directly to the East and a strip of RS-1 as a buffer zone between the OL and S 84th East Ave (See Zoning Map and Exhibit D in the PUD Booklet). The re-arrangement is a better configuration. The Site Plan is Conceptual at present but will be

firmed and reviewed again in the platting stage. Staff recommends approval.

Hollis Allen, Sack and Associates, representing applicant. We have worked with the staff and Mr. Coffey has explained the item well.

Public Hearing:

Dennis Larson, 8102 E 124th Street, Bixby, Ok. Not opposed to changes. My only concern is the type of business since I am right behind the development. I would like a masonry wall between the property and me.

Robert Pierce, 8104 e 124th Street, Bixby, Ok. My concern is storm water run off. I'm not for sure the system being constructed will be adequate. We need a system along the north side of the lot. Other than that I am for it.

Norman McCall, 8509 E 126th Street, Bixby, Ok. Would like to know what is being built. I don't know what all these letters mean CS,OL, etc The Planner explained. CS is Commercial Shopping like retail shops. OL is Office Light like doctor offices, etc. RS is Residential Single Family. The RS will create a 20 green space. PUD is a Planned Unit Development.

Hollis Allen's response. Our plan is conceptional but it is planned to do mostly offices. We will discuss the possibility of a masonry wall. Water from this project was considered in the complex to the North and the system was designed to carry the storm water.

Chairman Scott asked if the area would be built up to match Mazzio's. Hollis replied that very little fill would be added to the property, we would use inlets to pipe the water into the storm water system being constructed for Boardwalk. We have enough area along Mazzio's and will not add fill to elevated to their parking area.

Planner said that the hydrologist had examined the system for both projects and believes the system, as being constructed is adequate.

Powell moved and Paxson seconded for approval.

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

VOTING AGAINST: None

ABSTAINING: None
MOTION PASSED: 5-0-0

- 4. BZ297** Discussion and Possible action to approve a zoning request in Section 35, T-18-N, R-13-E, form Agriculture to Rs-3 Single Family Dwelling, Brumble Dodson Construction, applicant.

STAFF REPORT:

The zoning request fits well with the Comprehensive Plan. Single family is a good use of this land. Brumble Davis is the present developer of Silverwood, which is also RS-3. The Staff Recommends Approval.

Ted Sack, Engineer for the applicant. Explained the development is Single Family homes, and said they would move forward with hydrology and platting once the zoning is approved.

Public Hearing:

Tom Gresham, 11541 S 66th East Ave., I wanted to ask if there was 40 acres between this zoning and fry creek? The planner explained it is the other way around. This is the 40 acres just east of fry creek.

Powell moved and Paxson seconded for approval.

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

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

- 5. BZ298** Discussion and Possible action to approve a zoning request Lot 19 & 20, Block 8 Privett Addition from RS-3 Single Family to RE Residential Townhouse, Brian Coody, applicant

STAFF REPORT:

The zoning request fits will with the Comprehensive Plan. Again we have the problem with the width of the lots in the old town area. This request for zoning from RS-3 Single Family to RT Residential Townhouse is to allow the development of a 50-foot lot. The applicant plans to build a duplex on the lot, which he can do under RT by right. The reason for requesting RT is because a RD requires a 60 wide lot and the RT requires a 50-foot wide lot. We have several Duplex dwellings in the area and the staff recommends approval.

Public Hearing: No one to speak.

Davis moved and Campbell seconded for approval.

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

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

7. Old Business: None

8. New Business: None

9. Adjournment

Approval_____Date_____