

**PLANNING COMMISSION  
MINUTES  
7:00 P M  
116 WEST NEEDLES  
BIXBY, OKLAHOMA  
APRIL 19, 2004**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

**Bill Davis**

**STAFF PRESENT**

**Jim Coffey**

- 1. Call to Order: Chairman Sherrill called the meeting to order at 7:00 PM.**
- 2. Approval of Minutes of February 17, 2004.** Powell moved and Roy Paxson seconded to approve the minutes.  
**VOTING FOR: Powell, Paxson, Campbell, and Sherrill**  
**VOTING AGAINST: None**  
**ABSTAINING: None**  
**MOTION PASSED: 4-0-0**

**Scott Sherrill** mentioned that several of the items on the Agenda are one lot one-block track. The Planning Department has recommended that these items might be well handled with only a Final Plat instead of a Preliminary and then a Final. The Planning Commission would like to concur in that recommendation and would like for the planning staff to present the concept to the City Council. There was agreement between the membership.

**1. Discussion and Possible action to approve a Preliminary Plat For Bishop Market Square.**

**STAFF REPORT:** The planner described the plat and the location. The City would like to extend a street east at 148<sup>th</sup> Street to the new park and Riverview Road. The development would be on either side of the new street. There is some dispute over the legal descriptions on the property of about 65 feet.

**Scott Sherrill** asked if this was the extension the City Council was now considering and recommended that the plat only be approved as a Preliminary until the property dispute was settled. Secondly that the deal with the property owner be closed or there be a letter from the property owner agreeing to the plat.

**Powell** moved and **Campbell** seconded to approve the plat with the conditions as set forth by the Chairman Scott Sherrill.

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

**VOTING AGAINST: None**

**ABSTAINING: None**

**MOTION PASSED: 4-0-0**

**4. Discussion and Possible action to approve a plat for Trinity Presbyterian Church on 111<sup>th</sup> Street, west of Mingo.**

**Staff Report:** Staff recommends approval with the condition that the hydrology be completed to the satisfaction of the staff before the plat is presented to the City Council. The staff and city's hydrologist have rejected the present storm water design.

**Ricky Jones**, from Tanner Consulting representing the church. He explained the conversations that had taken place between the City Engineer and the developer over storm water. The developer wanted to take all the water to the Olyphant Detention Facility and excavate it out -- and the engineer would not allow water to be diverted from one watershed to another. Jones felt like it made sense to take the water to the Olyphant Detention Facility instead of detaining the water on the site. However, we want to do what the city requires and we will design the drainage facility how and where the city would like it placed.

**Jim Powell** asked that if the water is allowed to go to the east away for the Olyphant facility will it follow the same course and end up behind the South Country Subdivision in that detention area. **Jones** confirmed that was the case. **Powell** was concerned about more water behind the subdivision.

**Scott Sherrill** moved and **Bill Campbell** second for approval

**VOTING FOR:** Powell, Paxson, Campbell, and Sherrill  
**VOTING AGAINST:** None  
**ABSTAINING:** None  
**MOTION PASSED:** 4-0-0

**5. Discussion and Possible action to approve a plat for Trade Center at 158<sup>th</sup> and Memorial.**

**STAFF REPORT:** Staff recommends approval with the condition that the developer submit a drainage plan and hydrology report for the development. No report has been submitted to date, and staff would need to approve the plan before the item is presented to the City Council.

**Darin Ackerman** representing the applicant explains there was a communication problem. We thought we had submitted the Drainage information and Planning did not receive it. So we now have the Drainage Plan in the Planning Department hands for evaluation.

**Powell** moved and **Paxson** seconded for approval

**VOTING FOR:** Powell, Paxson, Campbell, and Sherrill  
**VOTING AGAINST:** None  
**ABSTAINING:** None  
**MOTION PASSED:** 4-0-0

6. New Business: None
7. Old Business: None
8. Adjournment

**Approval** \_\_\_\_\_ **Date** \_\_\_\_\_