

**MINUTES
PLANNING COMMISSION
7:00 PM
116 WEST NEEDLES
BIXBY, OKLAHOMA
MONDAY
AUGUST 16, 2004**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Jim Powell	Scott Sherrill	Jim Coffey
Roy Paxson	Bill Campbell	
Bill Davis		

- 1. Call to Order: Vice Chairman Powell called the meeting to order at 7:00 PM.**
- 2. Approval of Minutes of July 19, 2004. Davis moved and Paxson seconded for approval.
VOTING FOR: Powell, Davis, and Paxson
VOTING AGAINST: None
ABSTAINING:
MOTION PASSED: 3-0-0**
- 3. BZ 305 Public Hearing Discussion and Possible Action to approve a zoning change on a tract of land located 8550 E 131 Street, from RS-1 and CS to CG (Commercial General), Mark & Lara Everding, applicants.**

Staff Report

Applicant has indicated they would like to be able to do use units that are permitted in a CG Zone that may not be allowed in a CS zone. For example the CG Zone would allow in addition to the CS Zoning, Automotive and Allied Activities and Other Trades and Services. It would allow in Other Trades and Services such things as Air Condition and Heating, Bakery, Carpeting, Decorating, Fence, Fuel Oil, General Merchandising, Greenhouse, Lumber Yard, Plastic material, plumbing shop, portable storage sales, printing and publishing, and vending machines sales. In Automotive and Allied Activities it would allow automotive sales, boat sales, camper sales, truck sales, mobile home sales, motorcycle sales, automobile rental, auto wash, mini-storage, and vehicle repair and service.

The property is bordered by Residentially Zoned Property on West and South and CS (Commercial Shopping) with a special use permit for automotive on the east as well as CG (Commercial General). Along 131st Street in the half mile east of Memorial were this property is located are 3 properties zoned CG, four properties zoned CS, and four properties zoned RS. The Comprehensive plan designates the area to be commercial moderate intensity. CG is a questionable zoning but can be done dependent on the area and the amount of Commercial Zoning that has in the past become a CG zone. In this

instance we find considerable CS and CG zoning as indicated above. The draw back is the residential zoning, but it has dwindled over the years along 131st Street which seems to be destined to become commercial.

It is proper for the Planning Commission to recommend either CS or CG zoning.

Public Hearing

No Response.

Davis asked the applicant what the plans were for the property.

Mark Everding 8550 E 131st Street, stated they do not presently have a plan on how to develop.

Davis moved and Paxson seconded for approval.

VOTING FOR: Powell, Davis, and Paxson

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 3-0-0

4. Discussion and Possible Action to approve a preliminary plat for Copperleaf Planned Unit Development No 32, Owasso Land Trust, applicant.

Staff Report:

Plat was also part of the zoning previously approved by the Planning Commission and City Council. Staff Recommends Approval.

Powell moved and Paxson seconded for approval.

VOTING FOR: Powell, Davis, and Paxson

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 3-0-0

5. Old Business None

6. New Business Non

7. Adjournment

Chairman

Date