

**PLANNING COMMISSION
MINUTES
7:00 P M
116 WEST NEEDLES
BIXBY, OKLAHOMA
FEBRUARY 17, 2004**

MEMBERS PRESENT

**Scott Sherrill
Bill Campbell
Bill Davis**

MEMBERS ABSENT

**Jim Powell
Roy Paxson**

STAFF PRESENT

Jim Coffey

- 1. Call to Order: Chairman Sherrill called the meeting to order at 7:00 PM.**
- 2. Approval of Minutes of January 20, 2004.** Bill Davis moved and Bill Campbell seconded to approve the minutes.
VOTING FOR: Davis, Campbell, and Sherrill
VOTING AGAINST: None
ABSTAINING: None
MOTION PASSED: 3-0-0
- 3. BZ302 Public Hearing, Discussion, and possible action to approve a request for re-zoning of Lots 1, 2, 3, & 4, Block 30, Midland Addition from RS-3 (Single Family) to RM-1 (Residential Multi-Family, Betty Davis, applicant.**

STAFF REPORT: The property is presently four vacant lots that are 25 foot in width. The applicant would like to construct Duplexes on the lots. RD is not requested because of the width requirement of 60 feet, limiting the number of duplexes that could be placed on the lot. RM-1 will allow more units to be placed on the four lots. The request agrees with the Comprehensive Plan for the area and several RD zonings have been approved. Please remember that a RM-1 will allow multi-family structures other than duplexes. If the duplexes are not constructed the zoning could allow multi-family dwellings such as an apartment building. Also remember the Planning Commission has the authority at this public hearing to offer a lesser zoning than RM-1. Please note however that conditions on a zoning request such as, you must build duplexes, is not

allowed by Oklahoma Law. In a quest to revitalize the downtown residential area and because the applicant has indicated a RD use on RM-1 zoning, the staff recommends approval.

PUBLIC HEARING: No Comments

Betty Davis spoke and said she would like to build two duplexes on the property.

Bill Davis move and Bill Campbell seconded for approval.

VOTING FOR: Davis, Campbell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

4. Discussion and possible action to approve a Final Plat for the Village at Legacy, Legacy Park LLC, applicant

STAFF REPORT: Staff recommend approval.

Being no further comments Bill Campbell moved and Bill Davis seconded for approval

VOTING FOR: Davis, Campbell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

5. BL291 Discussion and Possible action to approve a lot split for property purchased by the City of Bixby for the Bixby Creek Project, City of Bixby, applicant

STAFF REPORT: The property to be split was purchased in part by the City of Bixby for the Bixby Creek Project. First American Title and Abstract Company is requesting an approved Lot Split as part of the abstract. The City of Bixby requests that the Planning Commission approve the lot split.

Bill Davis moved and Bill Campbell seconded for approval

VOTING FOR: Davis, Campbell, and Sherrill

VOTING AGAINST: None

ABSTAINING: None
MOTION PASSED: 3-0-0.

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

Approval _____ **Date** _____