

**MINUTES
PLANNING COMMISSION
7:00 PM
116 WEST NEEDLES
BIXBY, OKLAHOMA
MONDAY
JULY 19, 2004**

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

- 1. Call to Order: Chairman Sherrill called the meeting to order at 7:00 PM.**
- 2. Approval of Minutes of June 21, 2004. Powel moved to approve as corrected and Bill Davis seconded the motion.
VOTING FOR: Powell, Campbell, Davis, and Sherrill
VOTING AGAINST: None
ABSTAINING: Roy Paxson
MOTION PASSED: 4-0-1**
- 3. PUD 29A A motion to reconsider the actions of the Planning Commission of June 21, 2004, approving a minor amendment to PUD 29A; and direct staff to resubmit to the Planning Commission all present changes under consideration as a Major Amendment to the PUD 29A with proper notification as required by law.**

STAFF REPORT

As directed by the Planning Commission in their motion to approve a minor amendment to PUD 29a, i.e. a 24/7 card access to 4000 square foot of the building for a women's gym, staff submitted the information to the City Attorney. The City Attorney has indicated the action was not a minor amendment but in fact a major amendment. The City Attorney has asked the Planning Commission to review its actions. As a major amendment the item would have to be properly published, notification of a public hearing, property owners within 300 feet would be notified, and the property would be signed. None of these items were done when it was considered as minor amendment in the last meeting because minor amendments do not require

such action. Staff recommends the item be reconsidered as a major amendment.

Chairman Scott noted the advise of the city Attorney and said the board should reconsider the item.

Ted Sack, Engineer for the applicant, expressed that the previous motion to allow an after hours entry into the space was a mute item and was no longer issue. The item for the late entry is withdrawn. We would like to consider the item of the patio that was not addressed in the last meeting.

Chairman conferred with the board and the City Planner.

Chairman announced that consideration of the patio would be done with the understanding that the City Attorney will review any action.

Lynn Ledford. 17429 S 90th East Ave, Wanted to thank developer for no going forward with the extended hours. Had no problem with the patio but wanted to have dimension on a drawing

Bob Pierce, 8104 E 124th Street concerned about emergency road in the back of the building. It come out even with his drive and is concerned about traffic. Is also concerned about 6-foot wall between the property and the residential homes. He was OK on the patio.

Ted Sack explained that the emergency road was dictated by the Fire Marshal and the wall by the City of Bixby Ordinance.

Powell moved to approve the patio on the south end of the building with additional landscaping to shield area from the street. Paxson seconded the motion

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

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

Chairman Sherrill said the action would be referred to the City Attorney.

4. **BL 303** Discussion and possible action to approved a Lot Split (lot line adjustment) between lots 12 and 13 Block 2 Southern Memorial Acres No 2, 12416 South 85th East Place, Bixby, Ok. Ernest and Sasheen Evans, applicants.

STAFF REPORT

Staff has reviewed BL 303, which is more like a lot line adjustment. There is a structure that is on both lots. The item does meet all the bulk requirements of the zoning code but can be approved as a lot split by the Planning Commission. Staff Recommends approval.

No Public Comments.

Davis moved and Paxson seconded for approval.

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

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

5. Old Business None

6. **New Business.** Planner requested the September meeting be moved to Thursday, September 23 and the October meeting to Thursday, October 21. To allow the planner to attend the OFMA convention in September of which he is chairman, and the AFMA in October of which he is the Key Note Speaker.

Powell Moved and Paxson seconded for date changes.

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

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 5-0-0

7. Adjournment

Chairman

Date