

**MINUTES
PLANNING COMMISSION
7:00 PM
116 WEST NEEDLES
BIXBY, OKLAHOMA
MONDAY
September 23, 2004**

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

- 1. Call to Order: Chairman Sherrill called the meeting to order at 7:00 PM.**
- 2. Approval of Minutes of August 16 2004. Powell moved and Paxson seconded for approval.
VOTING FOR: Powell, Davis, and Paxson
VOTING AGAINST: None
ABSTAINING: Bill Campbell & Scott Sherrill
MOTION PASSED: 3-0-2**
- 3. BZ 306 Public Hearing Discussion and Possible Action to approve a zoning change on a tract of land in Section 11, Township 17 North, Range 13 East on the east side of 78th East Avenue and South of 131st Street from RS1 to RT, Ken Laster, applicant.**

Chairman Sherrill announced this item would be continued to the next regular meeting of the Planning Commission on October 21, 2004, at 7PM. He thanked those who had come to speak on this item and encouraged them to be present at the next meeting.

- 4. PUD 34 Public Hearing, Discussion and Possible Action to approve a zoning change on a tract of land in Section 16, Township 17 North, Range 13 East, located on the west side of Yale between 141st Street and 151st Street from PUD RS-3 to PUD RS-4, Tom Wenrick, applicant**

Staff Report:

The area is presently part of a PUD with RS-3 zoning. The applicant is asking for a PUD with a change to RS-4. The difference between RS-3 and RS-4 is small. RS3 has lot widths of 65 feet, RS-4 is 50 feet; Lot

Area for RS3 is 6900 sq ft, and RS4 is 5500 square feet, set backs are the same. The request is for 78 lots. The density as presently designed will support more lots than requested in the PUD. The prime difference with sub-division regulations is the front yard set backs are 20 feet in lieu of 25. It is a gated community with an additional emergency access. Planning Commission recommends approval.

Public Hearing: No one to speak.

Powell moved and Paxson seconded for approval.

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

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 5-0-0

- 5. Discussion and Possible Action to approve minor changes to the Final Plat to allow a swimming Pool of Lot 8 Block 8 of Harvard Ponds Subdivision located South of 141st Street on the West side of Harvard.**

Staff Report: The preliminary plat indicated a single family structure on Lot 8 Block 8. The developer would like to make the minor change and make Lot 8 a common area for a swimming pool. The final plat can be modified and maintenance items are made part of the covenants. The staff recommends approval.

Public Comment: None

Powell moved and Paxson seconded for approval.

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

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 5-0-0

- 6. Discussion and Possible Action to approve a Final Plat for Harvard Ponds Subdivision located south of 141st Street on the West side of Harvard.**

Staff Report: The Final Plat has the above changes as indicated and the staff recommends approval.

Public Comment: None

Powell moved and Paxson seconded for approval.

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

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 5-0-0

- 7. Discussion and Possible Action to approve a preliminary plat for Wood Creek Subdivision located in Section 35, Township 18 North, Range 13 East, located south of 111th Street between Fry Ditch and Lowes.**

Staff Report: The preliminary plat meets all the requirements and has been reviewed by staff and the hydrologist. Drainage drawings will be reviewed as part of the earth change permit. The staff recommends approval.

Public Comment: None

Powell moved and Powell moved for approval.

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

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 5-0-0

- 8. BL305 Discussion and Possible Action to approved a lot split located in Section 26, Township 17 North, Range 13 East, South of 161st Street and West of Sheridan, Gary Newman, applicant**

Staff Report: Staff is willing to recommend approval of the lot split with the following conditions. The lot that has access off Sheridan is recommended for approval. The lot that does not have access is to be sold to the adjoining property owner. The staff is willing to recommend approval if the property is sold to the adjacent property owner and becomes a part of the property with access. If the property is not sold to the adjacent property owner the staff recommends that access be provided.

Public Comment: None

Sherrill moved and Powell seconded for approval with the condition that the deeds show a requirement for access to land locked property.

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

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 5-0-0

9. **BL306 Discussion and Possible Action to approved a lot split for Lot 9, Block 11, Bixby Industrial Park, located South of 151st Street at the end of 78th East Avenue, Richard Taylor, applicant.**

Staff Report: Staff has reviewed this plan and recommends approval.

Public Comment: None

Powell moved and Paxson seconded for approval with the condition the mutual access be shown on the deeds.

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

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 5-0-0

Chairman Sherrill turned the chair to the Vice Chairman, Jim Powell and left the room because he is the applicant in the next item.

10. **BL307 Discussion and Possible Action to approve a lot split for a tract of land located in Section 6, Township 17 North, Range 14 East, South of 121st Street between Mingo and Garnett, Scott Sherrill, applicant**

Staff Report: Staff has reviewed the application and recommends approval.

Public Comment: None

Davis moved and Paxson seconded for approval.

VOTING FOR: Powell, Davis, Paxson, & Campbell

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 4-0-0

11. **BL308 Discussion and Possible Action to approve a lot split for a tract of land locate in Section 26, Township 17 North, Range 13 East, located North of 171st Street and West of Memorial, Sue Surber, applicant.**

Staff Report: This property was rezoned by BZ 153 in 1984 to Residential. At the same meeting it was lot split into four parcels. It has become apparent that a structure is within a mutual access for the

properties as split by BL-95 in 1984. To rectify the problem the mutual access has been move so the structure will not be encroached and new deeds are being created. The staff recommends we approve the change and approve the deeds as BL308.

Public Comment: None

Powell moved and Paxson seconded for approval.

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

VOTING AGAINST: None

ABSTAINING:

MOTION PASSED: 5-0-0

12.Old Business None

13.New Business Non

14.Adjournment

Chairman

Date