

**MINUTES  
PLANNING COMMISSION  
7:00 PM  
116 WEST NEEDLES  
BIXBY, OKLAHOMA  
MONDAY  
December 19<sup>th</sup>, 2005**

**1. Call to Order**

Chairman Sherrill called meeting to order at 7:00 pm. Members present: Sherrill, Campbell, Powell and Davis.

**2. Approval of Minutes for November 21<sup>st</sup>, 2005**

Davis motioned for approval, Campbell seconded.

**VOTING FOR: Campbell, Davis, Sherrill**

**VOTING AGAINST: none**

**ABSTAINING: Powell**

**MOTION PASSED: 3-1-0**

**PRELIMINARY PLATS**

**3. Discussion and possible action to approve a Preliminary Plat for Woodcreek Village**

**STAFF REPORT**

**BZ-304** Rezoned full 65 acres to RS-3, RT, and CS

**6/21/04** PC voted 4-0 to approve; only one comment made from a citizen on noise and traffic issues

**7/12/04** CC voted 5-0 to approve; no public comment

**PUD 47**

**11/21/05** PC voted 4-0 to approve; no public comment

**12/12/05** CC voted 5-0 to approve; no public comment

**Comments:**

- Fire Marshal Comments
  - Knox boxes needed on entry gate
  - Minimum width of 14 feet for entrances
  - Spacing of 300 feet for water hydrants
  - Turn around radius on cul-de-sac of 50 feet
- City Engineer Comments
  - General Comments
    - Other than PUD, Conceptual Plans were not submitted with Preliminary Plat

- Streets and Storm Water Comments
  - Cul-de-sac should be approved by Fire Marshal
  - Detention system provided in existing facility. Verification of pond capacity to include proposed development density will be required.
- Water System Comments
  - A 12” water main will be accessible on the south side of 111<sup>th</sup>.
  - Connection loop to Bixby Commons or to the Links may be required instead of closed loop around cul-de-sac at the south end of the development.
  - Water line/sanitary sewer clearances must be addressed at south end of development.
- Sanitary Sewer System Comments
  - Sanitary sewer/water line clearances must be addressed at south end of development.
- **Staff Recommends Approval**

Powell motioned to approve, Davis seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

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

**4. Discussion and possible action to approve an amendment to Regal Plaza, PUD 40.**

**STAFF REPORT**

**5/16/2005 P.C. Approved PUD 3-0**

**6/13/05 C.C. Approved PUD 5-0**

**Comments:**

- Regal Plaza is a commercial development located at 105<sup>th</sup> & Memorial.
- Please see packet for the minor amendments to the PUD document.
- **Staff Recommends Approval**

Davis made a motion to approve, Powell seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION APPROVED: 4-0-0**

**5. Discussion and possible action to approve an amendment to Hendrix Row, PUD 38.**

**STAFF REPORT**

**3/21/2005 P.C. Approved PUD 5-0**

**4/11/05 C.C. Approved PUD 5-0**

**Comments:**

- Hendrix Row is a commercial development located on the NE/c of 151<sup>st</sup> & Yale.
- Fire Marshal Comments
  - Water line and site plans are not legible enough to work with
  - Need better drawings on streets and parking areas in reference of buildings
- City Engineer Comments
  - Fire Marshal comments/concerns need to be addressed on fire hydrants and emergency access
  - Water line alignment comments have not been addressed which will affect easements
  - Clearances between water and sewer lines have not been shown on Site Plan as requested
  - Drainage and Detention comments could impact Final Plat.
    - Drainage and Detention revisions have not been submitted
  - Drives and parking are not legible on Site Plan submitted.
- **Staff recommends continuance to January 17<sup>th</sup>, 2005 Planning Commission meeting**

**Jim Coffey: asked the planning commission to act on just the revision to the PUD layout, and let staff meet with the developer to fix the small problems with the plat.**

Davis made a motion to approve subject to the City Engineer and Fire Marshal's final approval, Powell seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION APPROVED: 4-0-0**

**6. Discussion and possible action to approve new entry way on Final Plat for The Enclave at Harvard Ponds.**

**STAFF REPORT**

**6/20/2005 P.C. Approved Preliminary Plat**

**6/27/2005 C.C. Approved Preliminary Plat**

**11/21/2005 P.C. Approved Final Plat**

**Comments:**

- The applicant is coming before the Planning Commission this time to revise the entry into the subdivision on the final plat.
- City Engineer Comments
  - Intersection changes do not constitute significant design changes to the original plan other than a wider drive entrance and longer culverts. No exceptions taken.
  - Plans have also been forwarded to the Fire Marshal for review and approval. His comments should be solicited before final action.
  - Revised Plan sheets that have been signed and sealed for inclusion in construction plans on file and with City Inspectors
- Fire Marshal Comments
  - Two drives need open areas of no less than 14 feet wide

- **Staff Recommends Approval**

Campbell made a motion to approve, Davis seconded.

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

**VOTING AGAINST: none**

**ABSTAINING: none**

**MOTION APPROVED: 4-0-0**

**7. Old Business: None**

**8. New Business: None**

**9. Adjournment**

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**Approved**

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**Date**