

**MINUTES  
PLANNING COMMISSION  
7:00 PM  
116 WEST NEEDLES  
BIXBY, OKLAHOMA  
TUESDAY  
JANUARY 18, 2005**

**MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT**  
**Scott Sherrill Jim Coffey**

**Jim Powell  
Roy Paxson  
Bill Campbell**

- 1. Call to Order: Vice Chairman Powell called the meeting to order at 7:00 PM.**
- 2. Approval of Minutes of December 20, 2004. Paxson moved and Campbell seconded for approval.  
VOTING FOR: Powell, Campbell, and Paxson  
VOTING AGAINST: None  
ABSTAINING: None  
MOTION PASSED: 3-0-0**
- 3. BZ 309 Public Hearing, Discussion and Possible action to approve a zoning request from Agriculture to RS-4 Single Family Residential on a property located in Section 2, Township 17 North, Range 13 East, located between 131 Street and 121 Street on the East side of Sheridan, Cook and Associates Engineering for Wynona Brooks trustee of Mildred A Kienlen A Revocable Living Trust, applicant.**

**No comments have been received on proposed zoning. The development is within the guidelines of the Comprehensive Plan. The plating process will have to address a number of hydrology questions including no adverse impact on wetlands and flood prone areas. Staff recommends approval.**

**PUBLIC HEARING**

**Billy Bevard 12602 S Sheridana, was concerned about the water being directed to the West side of Sheridan.**

**Justin Cook, applicant explained that Fry Ditch was on the East side of the development and that storm water would be directed to the 100 year**

channel, Fry Ditch, and a fee in lieu paid. Water from the any development should go east not west.

Campbell asked Bevard if he was satisfied with that answer and he replied he was.

Campbell moved and Paxson second for approval.

**VOTING FOR: Powell, Campbell, and Paxson**

**VOTING AGAINST: None**

**ABSTAINING: None**

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

**4. Discussion and Possible action to approve a Preliminary Plat for Block 2, Lots 8-13, The Enclave at Legacy.**

The preliminary plat has been reviewed by the staff. This area was not originally plated due to a property dispute with property owners to the west. The dispute has been settled in court and the area is now presented to the Planning Commission in the form of a preliminary plat. Please note that access to the sewer line on the west side has been secured by a utility easement to the City of Bixby. Staff recommends approval.

Developer said he would answer questions. There were none

Paxson moved and Powell seconded for approval

**VOTING FOR: Powell, Campbell, and Paxson**

**VOTING AGAINST: None**

**ABSTAINING: None**

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

**5. Old Business None**

**6. New Business None**

**7. Adjournment**

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**Chairman**

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**Date**