

**MINUTES
PLANNING COMMISSION
7:00 PM
116 WEST NEEDLES
BIXBY, OKLAHOMA
MONDAY
OCTOBER 17TH, 2005**

1 Call to Order

Chairman Sherrill called meeting to order at 7:03 pm. Members present: Sherrill, Powell, Paxson, Campbell, and Davis.

2 Approval of Minutes for September 22nd, 2005

Powell motioned for approval, Paxson seconded.

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

VOTING AGAINST: none

ABSTAINING: none

MOTION PASSED: 5-0-0

PUBLIC HEARINGS

- 3. BZ 313 Public Hearing, Discussion and possible action to approve a zoning application from AG (Agricultural) to CG (Commercial General) on a tract of land located South of 151st St. and West of Memorial, Red Stevenson, applicant.**

STAFF REPORT

Zoning is in accordance with the Comprehensive Plan for the area. Surrounding properties are zoned CG and RS2 to the North, IL to the West, CH to the East, CG and AG to the South. The zoning is compatible to the properties surrounding it with the exception of the RS2 which is already compromised being boarded with CG and IL properties.

A negative to this zoning may be that CG will allow automotive, trades, and mini storage in the area. All of which are presently within the area. Staff would prefer the area along Memorial south of 151st Street be retail but that is not the case at this point. Because of the present uses surrounding this area the staff recommends approval.

PUBLIC HEARING

Mr. Campbell: Asked the applicant what he intends to put on this property.

Red Stevenson P.O. Box 250, Bixby, applicant: Does not have anything planned at this time.

Mr. Sherrill: It would be easier to approve if the commission knew what was proposed for this property because it backs up to a residential area.

Red Stevenson: Mentioned he would like to have a development similar to the Spectrum Painting facility on 151st St. This development consists of warehouse-type offices.

Davis motioned for approval, Campbell seconded.

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

VOTING AGAINST: none

ABSTAINING: none

MOTION PASSED: 5-0-0

FINAL PLATS

- 4. Discussion and possible action to approve a final plat for The Territory located at the NE/c of 161st St. and Riverview Rd., Tanner Consulting, applicant.**

STAFF REPORT

Staff recommends approval.

Powell motioned to approve, Paxson seconded.

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

VOTING AGAINST: none

ABSTAINING: none

MOTION DENIED: 5-0-0

**** At this point, Chairman Sherrill turned the meeting over to Mr. Powell. Mr. Sherrill abstained from the next two items due to an interest in the property.****

- 5. Discussion and possible action to approve a final plat for Spicewood Pond located at 101st and Mingo, Tanner Consulting, applicant.**

STAFF REPORT

Staff recommends approval.

Davis motioned to approve, Paxson seconded.

VOTING FOR: Davis, Campbell, Paxson, Powell

VOTING AGAINST: none

ABSTAINING: Sherrill

MOTION DENIED: 4-1-0

6. **Discussion and possible action to approve a final plat for Spicewood Villas located at 101st and Mingo, Tanner Consulting, applicant.**

STAFF REPORT

Staff recommends approval.

Paxson motioned to approve, Campbell seconded.

VOTING FOR: Davis, Paxson, Campbell, Powell

VOTING AGAINST: none

ABSTAINING: Sherrill

MOTION DENIED: 4-1-0

**** Mr. Powell turned the meeting back over to Mr. Sherrill.****

LOT SPLITS

7. **BL 330: Discussion and possible action to approve a Lot Split for Riverview Baptist Church at 134th St. and Memorial**

STAFF REPORT

Division of property meets requirements. Staff recommends approval.

Discussion ensued as to how far back the property being split goes back.

Jerry Henden, applicant: The thin 20' strip of land on the North side of the property was included to even out the Easterly property line.

Campbell motioned to approve, Davis seconded.

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

VOTING AGAINST: none

ABSTAINING: none

MOTION DENIED: 5-0-0

8. **BL 331: Discussion and possible action to approve a Lot Line Adjustment for Ron Brunkala at 11735 S. 87th East Ave.**

STAFF REPORT

Lot line adjustment was approved by City Attorney. Staff recommends approval.

Applicant was not present.

Mr. Sherrill pointed out that there is an error in the legal description that will need to be corrected before the final deeds are written.

Davis motioned to approve the lot line adjustment with the corrections to be made before the final deed is accepted, Powell seconded.

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

VOTING AGAINST: none

ABSTAINING: none

MOTION DENIED: 5-0-0

9. Old Business: None

10. New Business: None

11. Adjournment

Approved

Date