

**MINUTES
PLANNING COMMISSION
7:00 PM
116 WEST NEEDLES
BIXBY, OKLAHOMA
TUESDAY
February 21st, 2006**

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 December 19th, 2005

Campbell motioned for approval, Davis seconded.

VOTING FOR: Campbell, Davis, Powell, Sherrill

VOTING AGAINST: none

ABSTAINING: none

MOTION PASSED: 4-0

PRELIMINARY PLATS

3. Discussion and possible action to approve a Preliminary Plat for Regal Plaza

STAFF REPORT

The contents of a preliminary plat shall contain; the name of subdivision, legal description of real estate, names of adjacent subdivisions, name and address of owner, owner's surveyor and the owners engineer. It shall further include boundaries lines, locations of streets, railroads right of way, easements, parks permanent buildings, section and corporation lines. The locations and widths of proposed easements, building lines, and platted streets. Floodways, regulatory flood boundaries, regulatory flood elevations shall be shown if applicable. A preliminary engineering plan prepared by an engineer illustrating the locations of the water distribution system, the wastewater system, storm water systems, streets and other proposed improvements. Additional data may be required to verify proposed engineering for the subdivision versus existing conditions. The Plat can be submitted to the Planning Commission when the items listed above are received.

The staff brings the following two preliminary plats for approval.

Fiddler's Creek and Regal Plaza. Conditions have been met so the staff recommends approval.

Davis motioned for approval, Powell seconded.

VOTING FOR: Campbell, Davis, Powell, Sherrill

VOTING AGAINST: none

ABSTAINING: none

MOTION PASSED: 4-0

4. Discussion and possible action to approve a Preliminary Plat for Fiddlers Creek

STAFF REPORT

The contents of a preliminary plat shall contain; the name of subdivision, legal description of real estate, names of adjacent subdivisions, name and address of owner, owner's surveyor and the owners engineer. It shall further include boundaries lines, locations of streets, railroads right of way, easements, parks permanent buildings, section and corporation lines. The locations and widths of proposed easements, building lines, and platted streets. Floodways, regulatory flood boundaries, regulatory flood elevations shall be shown if applicable. A preliminary engineering plan prepared by an engineer illustrating the locations of the water distribution system, the wastewater system, storm water systems, streets and other proposed improvements. Additional data may be required to verify proposed engineering for the subdivision versus existing conditions. The Plat can be submitted to the Planning Commission when the items listed above are received.

The staff brings the following two preliminary plats for approval.

Fiddler's Creek and Regal Plaza. Conditions have been met so the staff recommends approval.

Powell made a motion to approve, Davis seconded.

VOTING FOR: Davis, Campbell, Powell, Sherrill

VOTING AGAINST: none

ABSTAINING: none

MOTION APPROVED: 4-0-0

5. Comments on Mountain View Estates PUD 725 for recommendations to TMAPC.

STAFF REPORT

Mountain View is north of 181st Street across from Bixhoma Lake Estates. It is in Tulsa County. We have been asked to comment. The attached letter outlines the staff response to the Tulsa Metropolitan Area Planning Commission. There is always the possibility this subdivision will at some point be taken into the City Limits. We solicit comments from the Planning Commission on the staff letter sent to TMAPC. If you have questions, comments, reservations, etc. please indicate so staff can better make recommendations to the County.

Jim Coffey: City Council has express no interest in annexation of this property.

The Planning Commission agreed that if the developers want to be annexed, all infrastructure must meet the City of Bixby Requirements.

Davis made a motion to recommend approval to TMAPC as per the infrastructure comments, Powell seconded.

VOTING FOR: Davis, Campbell, Powell, Sherrill

VOTING AGAINST: none

ABSTAINING: none

MOTION APPROVED: 4-0-0

- 6. BL-336 Tommy Bailey & William Hendrix, applicants, wish to return lots to original plat. Lots 11-14 Block 7 Southern Memorial Acres II.**

STAFF REPORT

The applicants will have to provide deeds and have a survey done to find the old lot lines. The survey is required before the lot split will be granted. Staff recommends approval.

Sherrill 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**

Approved

Date