

**MINUTES
PLANNING COMMISSION
7:00 PM
116 WEST NEEDLES
BIXBY, OKLAHOMA
MONDAY
May 15th, 2006**

1. Call to Order

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

2. Approval of Minutes for April 17th, 2006

Davis motioned for approval, Campbell seconded.

VOTING FOR: Davis, Campbell, Trowbridge, Sherrill

VOTING AGAINST: none

ABSTAINING: none

MOTION PASSED: 4-0-0

PUBLIC HEARING

3. BZ-316- continued from April 17th meeting. Zoning request to change from RE to CS and OL at 11601 S. Memorial Dr; John Mumej applicant.

STAFF REPORT

BZ-316 comes to you this time as a continuation from the last meeting. This item has been considered by the Planning Commission on two other occasions. Both requests were for CS Zoning. The item is placed on the agenda in a new form of CS and OL on the request of the City Attorney. The staff recommendation has not changed. This area is designated on the Comprehensive Plan to remain Residential even though the property is along a Commercial Corridor. Staff feels they must recommend to not violate the Comprehensive Plan and therefore recommends denial.

PUBLIC HEARING

No public comment- item was continued by request of applicant's attorney via telephone with Jim Coffey and a confirmation letter. Applicant had planned to bring a PUD along with the zoning request to this meeting but has been in poor health according to his attorney and has not been able to complete the PUD document.

Mr. Coffey read the letter from Mr. Warner, attorney for Mr. Mumej. Mr. Coffey stated that he would ask the case to be re-advertised for the July 17th meeting.

Davis moved to continue BZ-316 to July 17th, 2006 with the requirement that it be re-advertised, Campbell seconded.

VOTING FOR: Trowbridge, Campbell, Davis, Sherrill

VOTING AGAINST: none

ABSTAINING: none

MOTION PASSED: 4-0-0

Chairman Sherrill announced that tonight was Bill Campbell's last night on the Bixby Planning Commission and thanked him for 12 years of service.

4. Discussion and possible action to approve a Revised Preliminary Plat for Pecan Meadows.

STAFF REPORT

Engineer's Comments:

- Conceptual Utility Layout for water and sanitary sewer is in accordance with previous site development review.
- The initial drainage review has been completed. Based on those comments and additional site changes by the developer, a revised Drainage Plan and Report is required. Conceptual utility plans do not show overall Detention Plan
- The location of the driveway in relation to the Atkinson Acres driveway is not shown. Previous submittal indicated that the drives will either line up directly and/or be offset at sufficient distance to preclude conflicts between opposing movements out of the drives. This information should be verified and formally submitted.

Fire Marshal's Comments:

- Fire hydrant in the Cul-de-sac on lots 23 and 24 needs to be moved to lots 29 and 30 so the hydrant can be seen from a distance when approaching the cul-de-sac. This will bump the hydrant on lots 34 and 35 to lots 37 and 38.
- A final hydrant layout will need to be approved by the Fire Marshal

TAC Comments:

- The main concern from the members of TAC was that the u/e be 17.5' instead of 15' on the interior lots since the developer wants all utilities to be located at the front of the lot.

Staff recommends approval.

No public comment

Campbell made a motion to approve the plat, Trowbridge seconded.

VOTING FOR: Campbell, Davis, Trowbridge, Sherrill

VOTING AGAINST: none

ABSTAINING: none

MOTION APPROVED: 4-0-0

5. Discussion and possible action to approve BL-338; a lot split on a tract of land just South of the Arkansas River on the East side of Memorial; JR Donnelson applicant.

STAFF REPORT

This lot was previously split to remove the portion in the Arkansas River and the City of Bixby Trail. The new owner would like to split the new tract to separate the area zoned commercial and the area zoned residential multifamily. Staff recommends approval.

Davis made a motion to approve the lot split, Campbell seconded.

VOTING FOR: Davis, Campbell, Trowbridge, Sherrill

VOTING AGAINST: none

ABSTAINING: none

MOTION APPROVED: 4-0-0

- 6. **Old Business: None**
- 7. **New Business: None**
- 8. **Adjournment**

Approved

Date