

**MINUTES  
PLANNING COMMISSION  
7:00 PM  
116 WEST NEEDLES  
BIXBY, OKLAHOMA  
Monday  
November 20, 2006**

**MEMBERS PRESENT      STAFF PRESENT      MEMBERS ABSENT**

Bill Davis	Jim Coffey
Neil Trowbridge	
Jim Powell	
Scott Sherrill	
Thomas Holland	

Consent Agenda – Minutes were pulled from the consent agenda by Holland who was absent from the last meeting.

Motion was made by Powell and seconded by Trowbridge to approve items 2 & 3 on the Consent Agenda.

**VOTING FOR: Powell, Davis, Trowbridge, Sherrill, Holland**

**VOTING AGAINST: none**

**ABSTAINING: None**

**MOTION PASSED: 5-0-0**

Motion was made by Powell and seconded by Davis to approve Item One the minutes .

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

**VOTING AGAINST: none**

**ABSTAINING: Holland**

**MOTION PASSED: 4-1-0**

**Chairman Sherrill recognized Debra Laizure who was serving an internship through Leadership Bixby with the Planning Commission.**

**BZ 320 Public Hearing, Discussion, and possible action to approve a request for zoning from RS 3 Residential to CG (Commercial General) on property locate on the Northeast corner of Needles and Montgomery, Gary Nulliner, applicant.**

**STAFF REPORT**

Property is presently being used as a commercial unit. It is adjacent to an IM industrial on the west and residential on the east and North. CH commercial is also in the area of downtown to the west of property. Normally I would not recommend approval of CG this close to residential but in this case it seems to be appropriate due to the development to the west in the downtown area. Development would require a screening fence on the property to shield it from the residential areas along the east and north boundary of the property. Staff recommends approval

**PUBLIC HEARING – No comments**

Motion for approval was made by Davis and seconded by Holland.

**VOTING FOR: Powell, Davis, Trowbridge, Holland, Sherrill**

**VOTING AGAINST: none**

**ABSTAINING: None**

**MOTION PASSED: 5-0-0**

**BZ321 Public Hearing, Discussion and possible action to approve a request for zoning from RS 3 Residential to OL Office RT (Residential Townhouse) on property located on the Northwest corner of E 5<sup>th</sup> Street and S. Main, Bixby Real Estate Investments, applicant.**

**STAFF REPORT**

Bixby Real Estate development has built units in the area before and all are attractive and an asset to redevelopment in the area. The area is surrounded by mostly single family homes that are older. Re development in the area is a plus. Staff recommends approval.

**PUBLIC HEARING – No Respondents**

Kim Hood 11735 S 84<sup>th</sup> East Ave, the applicant, explained the structure to be built on this property would be a duplex, all brick, 3 bedroom, garage. Showed photos of previous build in the area and explain they would rent for about 650 a month.

No further comments

David moved to approve and Holland seconded.

**VOTING FOR: Powell, Davis, Trowbridge, Holland, Sherrill**

**VOTING AGAINST: none**

**ABSTAINING: None**

**MOTION PASSED: 5-0-0**

**BX 322 Public Hearing, Discussion and possible action to approve a request for zoning from RS 1 Residential to RD Residential Duplex on property located on the Northeast corner of 171<sup>st</sup> Street and S 88<sup>th</sup> East Ave, Bixby Real Estate Investments, applicant.**

## **STAFF REPORT**

**This area can be developed by elevation of the structure above the Base Flood Elevation on the FIRM flood maps. This area has single family residence on the west, north, and east side of the property. There is some commercial to the south across 171<sup>st</sup> Street. No other RD properties are located in the subdivision. Staff believes it would be appropriate to place RD in the area as specified and recommends approval.**

## **PUBLIC HEARING**

**Jim Jones 8899 E 171<sup>st</sup> Street spoke in opposition. He handed a petition from the property owners with several names of people who opposed the zoning of RD in their subdivision. He stated that their homes were their main investment and he felt that a duplex would lower the value of their property. He ask the Planning Commission to deny the request.**

**Peggy Bowles, 8701 E 171<sup>st</sup> Street, spoke in opposition. She stated the area was for single family homes, and duplexes draw the wrong kind of people. She also stated that the original covenants say the lots are for single family homes.**

**Lucile Garrouth states she was a thirty year resident of the area and strongly opposed to any structure that was not a single family home.**

**Nancy Uber, 17101 S 88th East Ave, stated she would be next door to the structure and opposed the duplex. It lowers property value and draws all kinds of people.**

**Sherrill ask the applicant to explain what they plan to do on the property.**

**Kim Hood 11735 S 84<sup>th</sup> Ave., applicant and representative of Bixby Investment stated these would be large units, full brick, 2 car garage, 3 bed room, about 1600 square feet. The structure would be nicer than any home in the area.**

**Davis mentioned he had lived in Saker for many years before he moved and what is being proposed is better than the other houses in the area. If he lived in the area he would still vote to approve.**

**Sherrill asked the applicant if she would like to continue this item and meet with the property owners, explain the project, and see if some agreement between the development and property owners could be reached.**

**Applicant said they would talk to property owners.**

**Sherrill moved and Holland seconded to continue this item until December 11, 2006 at 6pm.**

**VOTING FOR: Powell, Davis, Trowbridge, Holland, Sherrill**

**VOTING AGAINST: none**

**ABSTAINING: None**

**MOTION PASSED: 5-0-0**

**PUD 52 Public Hearing, Discussion and possible action to approve a request for zoning of Agricultural property to RS2 Residential with the Supplemental Zoning of PUD 52, on property located between East 121<sup>st</sup> Street and Graystone, on the East side of Sheridan Road, Haynes Reynolds, applicant.**

**STAFF REPORT:**

The Planner circulated a letter from the applicant asking this item be continued until December 11, 2006 at 6 pm. Planner mentioned that Don Sticksel, an adjacent property owner had driven here from Texas to comment. Because the request was received today the planner was not able to contact Mr. Sticksel in time.

Sherrill mentioned the commission would receive any comments that Mr. Sticksel would like to make.

Don Sticksel said he had been at odds with the Corps of Engineers on his property to the South because it had been designated as wetland. He was presently opposing the Corp of Engineers on the designation and attempting to have the area removed from the wetland so a 404 permit would not be needed for development. He stated the pond was constructed by his family, he wanted to fill it, but was not allowed to do so. He was concerned how this development to the North would effect his pond and his work to remove his area from a wetland designation. He was opposed to and development that would cause additional water on his property.

Sherrill thanked him for his comments and asked for questions or motions from the commission

Powell moved and Trowbridge seconded to continue the item until December 11, 2006 at 6 pm,

**VOTING FOR: Powell, Davis, Trowbridge, Holland, Sherrill**

**VOTING AGAINST: none**

**ABSTAINING: None**

**MOTION PASSED: 5-0-0**

There was no new or old business except to announce the next meeting will be December 11, 2006 at 6 pm.

**Adjournment.**

Approved \_\_\_\_\_ Date \_\_\_\_\_