

**MINUTES
PLANNING COMMISSION**

7:00 PM

**116 WEST NEEDLES
BIXBY, OKLAHOMA**

**Monday
October 2, 2006**

MEMBERS PRESENT STAFF PRESENT MEMBERS ABSENT

Bill Davis

Jim Coffey

Tomas Holland

Neil Trowbridge

Jim Powell

Scott Sherrill

Approval of Minutes for August 21, 2006. Powell moved and Davis seconded for approval

VOTING FOR: Powell, Davis, Trowbridge, Sherrill

VOTING AGAINST: none

ABSTAINING: None

MOTION PASSED: 4-0-0

PUD 51. Public Hearing, Discussion, and Possible action to approve a zoning request for CS (Commercial Shopping) form OM (Office Medium) with the Supplemental Zoning of PUD 51, on a tract of land located North of 121st Street and West of Memorial, Martha Roberts, applicant.

The Planner, Community Coordinator, and a City Council Member meet with the property owners and the planner has reviewed the attached PUD. There are some questions from the Fox Hollow property owners concerning the landscaped area. I have enclosed a copy of the Landscape Ordinance so you can review what is included in the Ordinance referred to in the PUD. Staff recommends approval.

PUBLIC HEARING

Chairman Sherrill asked if the Landscape Ordinance would be used in the 50 foot buffer or are there more stringent requirements. The Planner answer the Landscape Ordinance would be used.

Ted Sack, Sack & Assoc, engineer and representative for the owner. The main reason for the PUD is to restrict the zoning. We do not have a specific use for the property, so we do not have a site plan. In the buffer area of 50

foot the only thing that can be built is landscaping. When we have a specific use for the property we will bring back a detailed landscaping plan. It is hard to identify how landscaping should be done when we do not know how the structures will set on the property. We do not know the backs of building's and how would be the most appropriate way to screen them at this time. We will come back with a detailed landscaping plan that might include a varied of landscape items such as trees and other vegetation, a trail, or other items that are appropriate. OL will be landscaping and utilities.

Chairman Sherrill mentioned the Ordinance requires a tree every 1000 square feet that works out on a 50 foot wide area to one tree about every 20 feet. That might not be enough because the trees are not mature. My question is will you come back with a detail landscape plan when the area is developed? Ted Sack responded they would come back with an appropriate plan.

Davis asked if the 50 foot is under a PUD? Planner answer it is. You will have a site plan in the approval of the Preliminary Plat.

Deborah Zigo, 7329 E 119th Street, I appreciate the opportunity to be her and what Ted just said. We do have concern about the wording on the landscape. It does not encompass all the items we would like to see and we would like to talk more about what might go into the buffer area. It may not be appropriate to discuss this item at this time, but we would like input at the appropriate time. We think the landscaping should buffer the sound of the commercial area. We would hope the Planning Commission would specify that a more detailed plan would be presented at a later date and we would have opportunity to comment.

Powell mentioned the developer would have to come through the Architectural Committee. I am Chairman, and they will have to have all the landscaping in place. We are stringent on that item making sure they put in what they say they will do.

Davis added you can be present at any of these meetings to put in your voice.

Jenal Bradey, 7324 E 119th Street, What about a fence. Planner answer there is a requirement of a 6 foot opaque fence to separate the Office and Commercial from the residential areas. Brady asked if it had to be a particular material. Planner answered that it only had to be sight proof. It could be block, brick, wood, etc.

Paul Erial, 7270 E 119th Street, I want to voice approval that we come back later after the specific use is identified.

Powell asked the public a question. Last time we set here we had 100 per cent opposition to this zoning, am I hearing that now we have 100 per cent support for the zoning?

Deborah Zigo answered that the homeowners had a meeting and hashed out the project and voted unanimously to support the PUD.

PUBLIC HEARING CLOSED

Chairman asked for further discussion from Commission Member.

Being none, Powell moved and Davis second for approval.

Davis asked for the motion to be spelled out.

The motion is we approve the underlining zoning change from OM to CS and OL as indicated in the PUD 51, and approve the supplemental zoning of PUD 51, and that ultimately a site plan indicating the landscaping will be provided to the Planning Commission for consideration at the time of presenting the preliminary plat.

VOTING FOR: Powell, Davis, Trowbridge, Sherrill

VOTING AGAINST: none

ABSTAINING: None

MOTION PASSED: 4-0-0

Chairman Sherrill said he felt we had done a good job. We had a problem with the item, but by getting everyone together we have been able to work out something that is acceptable to everyone. I hope it works out best for everybody here. We have had a lot of large group meetings, but you folks have been the best group we have had. You came presented your side in a professional way and we appreciate your comments. You came to get something worked out not to argue and fight and we appreciate that.

No New or Old Business

Announcement: We will have a regular meeting on October 16, 2006 at 7 pm.

Adjournment:

Approved _____ Date _____