

**MINUTES  
PLANNING COMMISSION  
7:00 PM  
116 WEST NEEDLES  
BIXBY, OKLAHOMA  
Tuesday  
February 20 ,2007**

<b>MEMBERS PRESENT</b>	<b>STAFF PRESENT</b>	<b>MEMBERS ABSENT</b>
Thomas Holland Bill Davis Scott Sherrill	Jim Coffey Deborah Forbes	Jim Powel Neil Trowbridge

Consent Agenda –Item 1 Approval of Minutes for February 20,2007. Item 2 Approval Final Plat Fiddlers Creek removed from the Consent Agenda

Motion was made by Holland and seconded by Trowbridge to approve items 1 and 3 of Consent Agenda.

**VOTING FOR: Trowbridge, Sherrill, & Holland**

**VOTING AGAINST: None**

**ABSTAINING: Bill Davis**

**MOTION PASSED: 3-0-1**

Holland was concerned if the development had gone through channels and had been approved by the Fire Marshall, Engineering, and Planning. He was particularly concerned about the water line extension. The Planner explained it had gone through channels and a 12 inch water line had been extended to the property along Sheridan. The line was installed and inspected and met the City of Bixby standards. The line in time as development continues to the North will loop from 131<sup>st</sup> to 121<sup>st</sup> on Sheridan.

Davis moved and Trowbridge seconded for approval.

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

**VOTING AGAINST: None**

**ABSTAINING: None**

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

BL345 Discussion and Possible action to approve Lot Splits for Knight Industrial Park, Richard Stunkard, Applicant.

**Staff presented the item and recommended approval.**

**Bill Smith, engineer for the applicant, explained the lot split, showed maps of the area, mentioned there was a CLOMR approved by FEMA, and explained the property owner wished to sale the area being split.**

**Holland was concerned about the lot split. The area should be split by a plat. The two areas being split have an industrial road into a subdivision which was not recommended by the Comprehensive Plan. It is the only open street to the subdivision.**

**The City Planner explained it is the only open street but there is a street access with a crash gate for emergency vehicles into Blue Ridge to the North and Southwood to the East. These entries were made crash gate entries on the demand of the City Council in response to a public hearing.**

**Holland continued that he would rather things be done in a correct manner with a plat instead of lot splits.**

**Trowbridge moved and Davis seconded for approval of the two lot splits in BL345.**

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

**VOTING AGAINST: None**

**ABSTAINING: None**

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

**Old Business: None**

**New Business: None**

**Adjournment.**

Approved\_\_\_\_\_Date\_\_\_\_\_

**These minutes were completed without a tape. It is important that everyone speak into the microphones loud enough for tape to record.**