

UNOFFICIAL MINUTES UNTIL APPROVED

**MINUTES
PLANNING COMMISSION
7:00 PM
116 WEST NEEDLES
BIXBY, OKLAHOMA
Monday
June 18, 2007**

MEMBERS PRESENT	STAFF PRESENT	MEMBERS ABSENT
Thomas Holland Jim Powell Scott Sherrill Neil Trowbridge	Erik Enyart Deborah Forbes Donna Crawford	Bill Davis

Consent Agenda –

1. Approval of Minutes for May 21, 2007.

Holland states there is a change to be made on the motion vote of PUD 58 from 2-1-0 to 3-0-0.

Motion was made by Holland and seconded by Powell to approval.

VOTING FOR: Powell, Holland, Trowbridge, & Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

PUD57 Public Hearing, Discussion, and possible action to approve the rezoning of a parcel of land located in the SW/4 of Section 1, T-17-N, R-13-E from AG (Agricultural) to RM-3 (multi-family) and CS (Commercial Shopping) with a Planned Unit Development Number 57, Bruce Wood, applicant.

JR Donaldson 8410 E. 180th St. representing Bixby Station LLC., states the recommended changes have been meet from the May regular meeting on the PUD 57:

- Move the main entrance to the existing right-of-way at 850 E. Ave.
- Take an entrance at S. 88th E. Ave. on a plat into a crash gate and exit for emergency vehicles only with a Knox box.

- To reverse the location of the mini-storage in the CS zoning area. Donaldson shows the layout and location which is shown on the PUD of exhibit A to the board members.
- To clarify that Lot 7 Block 1 remains AG zone.
- To clarify and correct the typo Use Unit 17 listed in the PUD to the right Use Unit.

Sherrill states that the PUD shows the wrong copy of the Exhibit A for the storage units.

Donaldson shows the right Exhibit A for the mini-storage layout.

Sherrill and the board members agree to look at the new Exhibit A layout to keep from having a continuance of the meeting. Sherrill states to the community that the new layout has switched the mini-storage footage next to the single family and put it the future commercial usage to the South side. The layout was sent across the room to be viewed by the community.

Judy Sunday 12446 S. 85th E. Pl. questioned the Planning Committee if the PUD is a done deal to be approved and if it will make any difference in the matter if they contest it anyway. She claims it is a very diverse neighborhood with young couples and old. She claims that the city doesn't keep up with their roads as it is.

Trowbridge states that with his experiences that this is not the case.

Sherrill states that he recent the question. He explains that he has been appointed to the Planning Committee board and is only an advisory for the City Council.

John Endings lived in the neighborhood since 1971. Concern about the amount of buildings will create a water problem, flood issues, traffic, and could lower the property value of his residence. Question about the fry ditch where it will run and what size of easements going to be. He wants to have only single dwelling units in this area.

Sherman Roberts 8510 E. 126th St. S. questioned if there is going to be a stop sign of stop light at 126th St or 8500 E. Ave. and if it is the people interring or exiting that has to stop.

Misty McConahay grew up in the neighborhood and has an issue about the flooding of yards that it will cause. Are the units' single story mini-storage? She wants to have a view of nature only not mini-storages.

Donaldson states that it will be single story mini-storage and trees will be planted as a buffer with a back wall.

Betsy McConahay 12426 S. 86th E. Ave. questioned about the private gated community who will responsible for the upkeep of the run-off water, will there be gutters in the curves, will there be help for the pumping stations on the excess sewage flow, and upkeep on all the gated community. Has it been considered to look at being a single dwelling instead of multi-family dwelling and asks to have the address of the owners. Showed pictures of the 126th St. road that has very narrow roads.

Donaldson states that the sanitary sewer is going to be a public gravity flow sewer that has been determined by the City of Bixby and by DEQ. It will handle additional flow from this amount of units. They will grind into the 8 inch sanitary sewer pipe and the people of the units will pay a bill for usage. The storm water run-off that has been approved by the Corps of Engineers will drain the entire basin into the fry ditch with curves with gutters that will flow north into the subdivisions. There will be storm drains between the buildings to collect the run-off of the buildings. The gates will be located at 85th E. Ave. and a crash gate at 88th that will only be used for emergency vehicles. There will be only one entrance and one exit for all the private community. Donaldson states he doesn't have the answer the dwelling of the units and gives Mrs. McConahay the owners address.

Betsy McConahay read a letter from Christine McDonald at 8525 E. 126th St. S. it states:

As a resident of Southern Memorial Acres I have great concerns over the impending development of the currently empty lots located to the south of our subdivision. I understand that some development will occur, but the current plan is not going to enhance the standard of living for the current residents or future owners of the Bixby Station.

My initial thoughts are that there should be no commercial development extending further back than the established corridor abutting Memorial Drive. Allowing the zoning to change to commercial on the four middle

lots would be a mistake for so many reasons. First of all, there would be little control over the businesses that would be allowed to build there after the initial development was complete. Secondly, the position of the entrance to the development will be inserted into an established residential area, ill equipped to handle the extent and weight of traffic that will occur if commercial properties are allowed to be located on these lots. This is a conceived plan that will cause major congestion at a dangerous level to autos and pedestrians alike throughout the neighborhood.

This neighborhood has already been involved in litigation over commercial traffic within its boundaries. Namely East 126th Street. The residents did not want it to become a major thoroughfare then and considering the condition and width of the roads today, weight limitations and a lack of sidewalks in the area in question, I see no reason why this should change.

I was told that the entry was located on South 88th E. Ave. has been changed to the crash gate access. The road leading this area is still inadequate for any two lane traffic. It will only be a matter of time before it becomes a regular gateway into the neighborhood, which will funnel traffic throughout the subdivision.

I welcome new businesses and residents of Bixby. I shop and conduct business within the community as often as possible and look forward to meeting new neighbors, but not at the expense of what makes Bixby the place where we all want to live. If we allow this plan to go forward in its present state that will all change.

Lawrence Sunday 12425 S. 85th Pl. E. states that the intersection of 126th Pl. next to Mazzio's is very narrow road and you can't see over or under the Mazzio's sign. There has been problems with the increasing traffic there that will bring further south the traffic will be even more. The 150 unit multi-family housing will also bring in extra traffic. He didn't think that it this unit will fit well in their community.

Daniel Evans 12469 S. 86th E. Pl. S. has three small children has question on bring in the entrance in another direction to keep the traffic out of the neighborhood?

Sherrill states the other piece of property is on the corps of engineers land will take a long time to get in order to tie into.

John Endings states that the trees were already sold for the project.

Powell states he takes it personal about the talking to any one about the done deal and about the selling of the trees. If you want the view buy the view. He asked if there can be a meeting with the home owners to try to settle the issues in hand.

Powell asked if there is any elevation going to be used.

Donaldson states there is no elevation on the property being made and no field material brought in.

Powell states that any water generated from that property must flow away from existing houses.

Dave Hill 12449 S. 86th E. Ave. stated he took the drawing that JR Donaldson gave him to some of the home owners and to the streets showing the changes and it shouldn't have been a big surprise to them. As for meeting with any one else I have not.

Sherrill questioned the width of the streets and flooding issues. He states that this may not be in his favor of the design if they had to take a vote at this time. He asked if JR Donaldson would be willing to meet with some of the home owners to settle some of the issues.

Linda Waldwick agrees to get the committee together.

Donaldson states that he will agree to meet with only three of the representation of the home owners.

Motion was made by Sherrill and seconded by Powell to continue till July 16, 2007.

VOTING FOR: Powell, Holland, Trowbridge, & Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

BZ 332 Public Hearing, Discussion, and possible action to approve a rezoning request on property located at the South end of Garnett at the dead end on the North Side of the Arkansas River, to IM (Industrial Medium), applicant, Larry Colt

Sherrill stated the zoning of a parcel tract to the sand plant near the sewer plant. He doesn't think it will be considered as a residential area. The city wants the existing sand plant on Memorial be moved and concrete plants on 141st Street in the City of Bixby.

Powell states the plan over several years to move the sand companies and is an area for high developments and falls into a future planning.

Larry Colt states that Holiday is on that piece of property now.

Powell states the low water elevation of the damn for the expansion.

Motion was made by Powell and seconded by Trowbridge to approval.

VOTING FOR: Powell, Holland, Trowbridge, & Sherrill

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 4-0-0

PLAT Discussion and possible action to approve a preliminary plat for Juniper Hills Villas.

Sherrill states that the two plats are at his interest and ask to leave the room for approval to be made.

Powell questioned if the PUD has been approved on the Plat.

Holland questioned the right-of-way Betsy McConnahay and the land owners of the property.

Mark McGuire 8415 S. Regency states the process is getting vacated prior to closing of the property by Tulsa county set in July.

Powell questioned about the lady living in the middle of the property and where the access to her road.

Mark states that the lawyers are handling this issue.

Holland questioned if it is approval of the plat. Why there is only one entrance to the property instead of two.

Mark states couldn't have two because of the length of the roads to the property.

Powell states the guidelines and standards for the plat that is only a preliminary plat.

Motion was made by Trowbridge and seconded by Holland to approval.

VOTING FOR: Powell, Holland, & Trowbridge

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

PLAT Discussion and possible action to approve a preliminary plat for Juniper Hills.

Mark McGuire states the standard RS-3 zoning that exceeds lot width and bulk area requirements.

Powell questioned on the fire chief about relocating the fire hydrants. He stipulated that it to be 18 feet along each side.

Motion was made by Holland and seconded by Powell to approval.

VOTING FOR: Powell, Holland, & Trowbridge

VOTING AGAINST: None

ABSTAINING: None

MOTION PASSED: 3-0-0

Sherrill returned to the room and the bench.

Old Business: None

New Business: None

Adjournment.

Approved _____ Date _____