

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

January 18, 2001            1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Ms. Cheryl Dorrance, at 1:30 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

**Ms. Cheryl Dorrance, Chairperson**  
**Mr. Dee Wynn, Member**  
**Mr. David Richey, Member**  
**Mr. Will K. Jones, Member**  
**Mr. Curtis Roberts, Member**

Also in attendance:

**Tyler Gammon, Jr., Secretary**  
**Harry Fenton II, P.E., Assistant County Engineer**  
**Cassandra Williams, Assistant District Attorney**

The Planning Commission Secretary, Mr. Gammon called roll and a quorum was declared.

A motion was made by Mr. Richey to approve the minutes for the November 16, 2000, meeting as corrected. Mr. Roberts seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye. The minutes for the meeting of November 16, 2000, were approved as corrected.

A motion was made by Mr. Jones to approve the minutes for the December 21, 2000, meeting. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye. The minutes for the meeting of December 21, 2000, were unanimously approved.

**Deferred Item:            General Plat: (GP 00-2)      CEDAR RIDGE FARMS, SEC II**

Application of:            **CEDAR RIDGE DEVELOPMENT, INC. (Name Change)**

The applicant proposes to develop the second phase of an Acreage Single Family Residential District. The proposed project will consist of 29 lots on 40.49 acres, and is a continuation of the Cedar Ridge Farms, Section I project. The lot sizes and proposed home sizes will be similar to Cedar Ridge Farms, Section I. The following is the legal description of the property:

**A part of the SE¼ of Section 9, T14N, R4W, I.M. Oklahoma County, Oklahoma being more particularly described as follows:**

**BEGINNING** At the NE corner of said SE¼;  
**THENCE**                    **S00°31'25"W along the East section line a distance of 1,027.12 ft.;**  
**THENCE**                    **N89°28'36"W a distance of 414.30 ft.;**  
**THENCE**                    **S45°00'00"W a distance of 170.84 ft.;**

THENCE N45°00'00"W a distance of 289.99 ft. to a point of curve;  
 THENCE Along a non-tangential curve to the right having a radius of 657.11 ft. for an arc length of 40.03 ft. (the chord of said curve bears N46°44'43"E a distance of 40.03 ft.);  
 THENCE N45°00'00"W a distance of 183.37 ft.;  
 THENCE N90°00'00"W a distance of 111.55 ft.;  
 THENCE S00°00'00"E a distance of 117.00 ft. to a point of curve;  
 THENCE Southerly along a curve to the left having a radius of 216.42 ft. for an arc Length of 85.24 ft. (the chord of said curve bears S11°17'02"E a distance of 84.69 ft.);  
 THENCE S67°25'56"W a distance of 326.05 ft.;  
 THENCE S45°00'00"E a distance of 61.50 ft.;  
 THENCE S45°00'00"W a distance of 285.55 ft.;  
 THENCE N45°00'00"W a distance of 102.70 ft.;  
 THENCE S65°00'00"W a distance of 190.02 ft.;  
 THENCE N00°00'00"E a distance of 1,353.53 ft. to a point on the North line of said SE¼;  
 THENCE N89°46'02"E along the North line of said SE¼ a distance of 1,649.37 ft. to the POINT OR PLACE OF BEGINNING

The above-described tract contains 40.49 acres, more or less, and is subject to easements, rights-of-way, and restrictions of record.

**Location:** West of MacArthur Blvd, North of N. W. 220<sup>th</sup> (Coffee Creek Rd.)  
(County Highway District #3)

Mr. Earnest Isch stated that their application was in order and the property was zoned properly. Mr. Isch then asked for the Commission's approval.

Mr. Richey made a motion to approve the General Plat for Cedar Ridge Farms, Sec. II. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye. The item was approved unanimously.

**December 2000 Planning Commission Fee Fund Report:**

Mr. Gammon reported the fees collected for December, 2000, were \$3,310.70. Mr. Wynn made a motion to receive the report. Mr. Jones seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye. The motion was approved to receive the Fee Fund Report.

**Other Business:**

Mr. Fenton stated that he watched the moving of the transformer along Covell and noticed some commercial activity at the corner of 206<sup>th</sup> St. and Portland, for which the zoning is not yet in effect. He stated that they are selling some type of buildings.

Mr. Jones stated that the building had been up since shortly after the Fourth of July. The building went up with signs advertising metal buildings for sale.

Mr. Gammon stated that it was a zoning violation until the Commissioners signed the resolution changing the zoning.

Mr. Jones added to other business asking if either Mr. Fenton or Mr. Gammon were aware of what the City of Oklahoma City had done at the NW corner of Danforth and 178<sup>th</sup> St.

Mr. Fenton stated that he thought it was a shopping center and that he would check with Oklahoma City.

Mr. Gammon introduced Mr. Rick Warren, Chief Deputy to Jack Cornett, Oklahoma County Commissioner, District 2, to the Planning Commission.

**Adjournment:** Mr. Roberts motioned for adjournment. Mr. Jones seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye.

The meeting was adjourned at 1:40 P.M.