

current home owner on the property signed an agreement stating that he would remove his home before any commercial businesses were started.

Mr. Richey made a motion to approve the rezoning of the property. Mr. Roberts seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye. Unanimously, the item was approved.

Final Plat: (FP 07-02) CEDAR RIDGE FARMS, III

Application of: **CEDAR RIDGE DEVELOPMENT, INC.**

The applicant is proposing developing the third phase of a Single Family Residential housing addition that originated in 1993. This phase consists of 12 lots on 14.34 acres. The following is the legal description of the property:

BEING A PART OF THE SE/4 OF SECTION 9, T14N, R4W, I.M., OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SE/4; THENCE S89°46'02"W ALONG THE NORTHLINE OF SAID SE/4 A DISTANCE OF 986.92 FT. TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUING S89°46'02"W A DISTANCE OF 662.45 FT.; THENCE S00°00'00"W A DISTANCE OF 1353.53 FT.; THENCE N65°00'00"E A DISTANCE OF 190.02 FT.; THENCE S45°00'00"E A DISTANCE OF 102.70 FT.; THENCE N45°00'00"E A DISTANCE OF 285.55 FT.; THENCE N45°00'00"W A DISTANCE OF 61.50 FT.; THENCE N67°25'56"E A DISTANCE OF 59.60 FT.; THENCE N00°13'58"W A DISTANCE OF 808.73 FT.; THENCE N89°46'02"E A DISTANCE OF 36.01 FT.; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 178.50 FT. FOR AN ARC LENGTH OF 65.46 FT. (THE CHORD OF SAID CURVE BEARS S79°43'39"E A DISTANCE OF 65.09 FT.); THENCE N20°46'40"E A DISTANCE OF 302.67 FT. TO THE POINT OR PLACE OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 14.34 ACRES MORE OR LESS, AND IS SUBJECT TO EASMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

**LOCATION: WEST OF N. MACARTHUR BLVD. & NORTH OF NW 220TH
(COFFEE CREEK) (HWY DISTRICT #3)**

Mr. Gammon gave the Staff Report stating that this is the third phase of an addition started in 1993; adding fourteen (14) additional acres. He stated that the applicant had provided the Commission with everything necessary for the Final Plat stage. Mr. Gammon also stated that there were several written protests from surrounding homeowners concerning unfinished ponds in the previous phases of the subdivision.

Mr. Keith Beatty, Isch Consultants, representing the applicant stated that the water to the unfinished ponds would be supplied by two wells. Each lot would have either a septic tank or use the aerobic system for waste water. The gas and electric would be supplied by ONG, and OG&E, respectively.

David Miles, president of the homeowners association stated that their concern was the lack of water in the 3rd and 4th ponds.

Mr. Richey stated that there had been a less than average amount of rainfall during the past this year and may be affecting the water level in the ponds.

There was some discussion between the Planning Commission, Mr. Miles and Mr. Tim Layton.

Mr. Richey made a motion to defer the item for thirty (30) days.

Ms. Crawford, Mr. Gammon and Ms. Walters, through discussion, determined that the protests were not a Planning Commission issue. Due to several legalities, the lack of water in the ponds could not be involved in the determination of deferment, because there were no silting or erosion issues to be considered.

Mr. Layton stated that he had purchased and built a home on one of these lots and was also a member of the homeowners association but had not been notified of the petition until the day before the Planning Commission meeting. He stated that they had not turned over the other common areas in the other phases of the addition until they were well established and the association could afford the maintenance. He stated that he would do the same with Phase II. Mr. Layton stated that he did not want the final plat for Phase III deferred.

Mr. Richey rescinded his motion for deferral of the item.

Mr. Thomason made a motion to approve the final plat for Cedar Ridge Farms III. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye. The item was approved unanimously.

Preliminary Plat: (PP 03-02) TUSCANY ADDITION

Application of: **RICK DRAPEAU**

The applicant proposes developing a single-family residential subdivision with homes a minimum size of 2,000 square feet and other restrictive covenants. Each lot will be one (1) acre or greater in size with individual water wells and aerobic septic systems. The following is the legal description of the property:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SECTION 6, T14N-R3W, I.M., OKLAHOMA COUNTY, OKLAHOMA; THENCE N89°04'50" ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 6 A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°04'50"W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 970.87 FEET TO THE SOUTHWEST CORNER OF THE SE/4-SE/4; THENCE N00°02'47"W ALONG THE WEST LINE OF THE SE/4-SE/4 OF SECTION 6 A DISTANCE OF 1325.58 FEET TO THE NORTHWEST CORNER OF SAID SE/4-SE/4; THENCE S88°55'52"E ALONG THE NORTH LINE OF SAID SE/4-SE/4 A DISTANCE OF 1322.00 FEET TO THE NORTHEAST CORNER OF SAID SE/4-SE/4; THENCE S00°00'00"E ALONG THE EAST LINE OF SAID SE/4-SE/4 A DISTANCE OF 1022.11 FEET; THENCE N89°04'50"W AND PARALLEL WITH THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 350.00 FEET; THENCE S00°00'00"E AND PARALLEL WITH THE EAST LINE OF SAID SE/4 A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE/4 AND THE POINT OF BEGINNING AND CONTAINING 37.74 ACRES AND SUBJECT TO ANY EASEMENTS AND RIGHTS OF WAYS OF RECORD.

LOCATION: NW 234TH & PENNSYLVANIA AVE. (COUNTY HWY DISTRICT#3)

Mr. Gammon gave the Staff Report stating that he needed to talk to the developer regarding a phone call he had received from DEQ voicing concerns about possible water contamination. However this call was not documented in writing and DEQ did not say that they would get back to Mr. Gammon about the concerns.

Mr. W.R. Peacock, representing the developer, stated that they had neither heard from DEQ nor the City of Piedmont concerning the water. He also stated that they had written DEQ a letter requesting information about their requirements and had not received a response.

Mr. Rick Drapeau stated that he had spoken with the engineers and citizens of the City of Piedmont. They stated to him that there shouldn't be a conflict with the use of their water. He also stated that Deer Creek water was at their maximum and could not guaranty water service for an extended amount of time.

Mr. Roberts made a motion for approval of preliminary plat for the Tuscany Addition. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye. The application for the preliminary plat was approved unanimously.

Presentation of Southerly Farms, IV Erosion Control Bond. For Informational purposes only. (Northeast of Penn. Ave & 220th)

Presentation of Cedar Ridge Farms, III Paving and Erosion Control Bond. For informational purposes only. (East of N. MacArthur & North of 220th)

Presentation of Quail Ridge, II Paving and Erosion Control Bond. For informational purposes only. (South of NW 234th, ½ Mile West of Meridian Ave.)

Mr. Richey made a motion for acknowledgement of receipt of the Bonds. Mr. Roberts seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye. The Commission acknowledged receipt of the bonds.

September and October 2002 Fee Fund Report:

Mr. Gammon reported the fees collected for September 2002 and October 2002 were \$12,673.94 and \$11,593.30 respectively. Mr. Roberts made a motion to accept the reports. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye. The motion was approved to accept the Fee Fund Reports for September and October 2002.

Mr. Roberts made a motion to recess to Floodplain Management Board. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye. The meeting was recessed at 2:45 P.M.

Mr. Thomason made a motion to reconvene the Planning Commission Meeting for November 21, 2002 at 2:55 P.M. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye. The meeting was reconvened.

Update of Oklahoma County Inspection Program.

Ms. Walters gave the Board an update concerning the new building inspections that started on November 20th, 2002.

Other Business:

None

Adjournment:

Mr. Roberts motioned for adjournment. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye.

The meeting was adjourned at 3:30 P.M.