

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

December 12, 2013

1:30 p.m.

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

Mr. Will K. Jones, Chairman
Mr. James Benson, Vice-Chairman
Mr. Charles DeFuria, Member
Mr. David Richey, Member
Ms. Willa Johnson, County Commissioner Dist. #1

Also in attendance:

Mr. Tyler Gammon, Secretary
Mr. Stacey Trumbo, P.E., County Engineer
Ms. Gretchen Crawford, Assistant District Attorney
Mr. Erik Brandt, County Planner

Mr. Gammon called roll and a quorum was declared.

Mr. Jones welcomed new member Mr. Charles DeFuria to the Planning Commission. He also welcomed Ms. Irene Martin who would begin her term at the January Planning Commission meeting.

Approval of Minutes of the Previous Meeting: (November 14, 2013)

Ms. Johnson motioned to defer approval of the minutes from the previous meeting. Mr. Richey seconded the motion. Vote taken: Benson – Aye, DeFuria – Aye, Jones – Aye, Richey – Aye, Johnson - Aye. The minutes from the November 14, 2013 meeting were deferred until the January 9, 2014 Planning Commission meeting.

Discussion and possible action to approve/deny the Preliminary Plat (PP-2013-02) of Cortona.

CORTONA

Application of: **SHERYL WILLINGHAM**

The applicant proposed developing a single-family, residential subdivision with 8 lots on 19.31 acres. Minimum lot size would be two (2) acres. The following is the legal description of the property:

A part of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Said part is more particularly described as follows: Commencing at the Southwest corner of Government Lot Four (4) of said section, said point monumented by a touching pair of 3/8" iron pins found without identifying information; THENCE South 89°25'18" East (Record ~ S88°51'52"E), along the South line of said lot and said quarter, a distance of 1,930.06 feet to

the Point of Beginning (POB), said point monumented by a magnetic PK nail set with a washer stamped "CDS OK CA 4827"; THENCE from said POB, North 00°35'45" West (Record ~ Due North and parallel with the West line of Government Lot Four), a distance of 1,321.45 (Deed Record ~ 1,324.07) feet to a point on the South boundary of Lot 11 of Block 1 of Mission Springs 2nd Addition (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827"; THENCE South 89°25'18" East (Plat Record ~ S88°44'21"E & Deed Record ~ S88°49'50"E), along the South boundary of said plat a distance of 642.09 feet to the Southeast corner of said plat also being a point on the East boundary of said quarter and the West boundary of Lot 10 Block 1 of Highland Park (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827"; THENCE South 00°07'29" East (Plat Record ~ S00°03'33"W & Deed Record ~ S00°27'06"W), along the East boundary of said quarter and the West boundary of said plat, a distance of 1,321.28 (Deed Record ~ 1,323.52) feet to the Southeast corner of said quarter and Southwest corner of said plat, said point monumented by a 1/2" iron pin found with an aluminum cap stamped "Jviden"; THENCE North 89°25'18" West (Record ~ N88°51'52"W), along the South line of said quarter, a distance of 631.22 (Deed Record ~ 631.64) feet to the Point of Beginning (POB). Described parcel contains 19.31 Acres (841,135.31 Sq. Ft.) more or less. SUBJECT TO the Southern 33 feet being reserved for the Covell Road Statutory Right-of-Way.

Location: NW 206th & May Ave. (County Highway District #3)

Mr. Gammon stated that the proposed plat was an 8 lot subdivision that had required no change in zoning due to the lot sizes being two acres or greater. He added that all requirements had been met.

There were no proponents or opponents to speak on the application.

Mr. Benson motioned to approve the preliminary plat application. Mr. Richey seconded the motion. Vote taken: Benson – Aye, DeFuria – Aye, Jones – Aye, Richey – Aye, Johnson - Aye. The preliminary plat application was approved.

Discussion and possible action to approve/deny the Preliminary Plat (PP-2013-03) of Bridlegate Estates

BRIDLEGATE ESTATES

Application of: **BRANDON COTTER**

The applicant proposed developing a single-family residential subdivision which has approximately 16 lots on 39.7429 acres. The following is the legal description of the property:

The North Half (N/2) of the East Half (E/2) of the Southeast Quarter a(SE/4) of section six (6), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, Containing 39.7429 acres, more or less.

Location: NW 234th and N. Pennsylvania Ave. (County Highway District #3)

Mr. Gammon stated that the proposed development did not require a zoning change and all requirements had been met.

Mr. Jones asked if the developer was aware of the need to construct the requested private roads to County standards.

Mr. Gammon replied that the developer had been informed of the need to construct his roads to County standards.

Mr. Jones asked what the double dashed lines crossing proposed lots 16 thru 13, as shown on the map attached to the agenda, represented.

Mr. Solomon Morgan, engineer for the applicant, stated that the dashed lines represented a drainage easement that would empty into a country inlet.

Mr. Jones asked what would happen to the existing road that ran along the north boundary line of the proposed development.

Mr. Morgan stated that the road would be demolished and its entry to Pennsylvania Ave. removed.

There were no opponents present to speak on the application.

Mr. Richey motioned to approve the preliminary plat application. Ms. Johnson seconded the motion. Vote taken: Benson – Aye, DeFuria – Aye, Jones – Aye, Richey – Aye, Johnson - Aye. The preliminary plat application for Bridlegate Estates was approved.

Discussion and possible action to receive Erosion Control Bond for subdivision road construction for Summit Lake Estates, Section II.

Ms. Johnson motioned to receive the bond. Ms. Johnson seconded the motion. Vote taken: Benson – Aye, DeFuria – Aye, Jones – Aye, Richey – Aye, Johnson - Aye. The erosion control bond for Summit Lake Estates, Section II was received.

Discussion and possible action to receive Erosion Control Bond for subdivision road construction for Cortona.

Ms. Johnson motioned to receive the bond. Mr. Benson seconded. Vote taken: Benson – Aye, DeFuria – Aye, Jones – Aye, Richey – Aye, Johnson - Aye. The erosion control bond for Cortona was received.

Discussion and possible action to receive Erosion Control Bond for subdivision road construction for Bridlegate Estates.

Mr. Benson motioned to receive the bond. Mr. Richey seconded the motion. Vote taken: Benson – Aye, DeFuria – Aye, Jones – Aye, Richey – Aye, Johnson - Aye. The erosion control bond for Bridlegate Estates was received.

Discussion and possible action regarding survey questionnaire sent to residents of Unincorporated Oklahoma County for purposes of updating the Oklahoma County Master Plan.

Mr. Brandt stated that 500 surveys had been sent out to randomly selected residents of unincorporated Oklahoma County. He added that of those sent, 125 had been returned. He also

stated that the results from the surveys would be tabulated and distributed to the Planning Commission members for review.

Discussion and possible action to receive November 2013 Fee Fund Report.

For the benefit of the new planning commission members, Mr. Gammon stated that the fee fund report was a list of all fees collected from building permits, code inspections, plat applications, etc. He added that the fee fund supported all planning commission activities and employee salaries and felt that the commissioners should be informed of all monies collected.

Mr. Richey motioned to receive the fee fund report for November 2013. Mr. Benson seconded the motion. Vote taken: Benson – Aye, Holloway– Aye, Jones – Aye, Richey – Aye, Blough - Aye. The report was received.

New Business:

Mr. Gammon welcomed Mr. Charles DeFuria to the Planning Commission. He also welcomed Ms. Irene Martin who would begin her term at the January Planning Commission meeting.

Ms. Johnson also welcomed the new members and stated that she appreciated their willingness and ability to serve.

Adjournment:

Ms. Johnson motioned to adjourn the meeting. Mr. Richey seconded the motion. Vote taken: Benson – Aye, DeFuria – Aye, Jones – Aye, Richey – Aye, Jones - Aye. The meeting was adjourned at 1:55 p.m.

Approved this _____ day of _____, 2013

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary