

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

June 13, 2013

1:30 p.m.

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

Mr. David Richey, Vice-Chairman
Mr. James Benson, Member
Mr. Edgar Frazier, Member
Mr. Roger Holloway, Member
Ms. Willa Johnson, County Commissioner District #1

Also in attendance:

Mr. Tyler Gammon, Secretary
Ms. Gretchen Crawford, Assistant District Attorney
Mr. Erik Brandt, County Planner

Mr. Gammon called roll and a quorum was declared.

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

Mr. Benson motioned to approve the minutes from the previous meeting as submitted. Mr. Frazier seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Richey– Aye, Holloway – Aye, Johnson - Aye. The minutes from the March 14, 2013 meeting were approved.

Annual Election of Officers: (Chair & Vice Chair)

Mr. Holloway nominated Mr. Will K. Jones to serve as Chairman for the Planning Commission. Ms. Johnson seconded the nomination. Vote taken: Benson – Aye, Frazier – Aye, Richey– Aye, Holloway – Aye, Johnson - Aye. Mr. Jones was elected Chairman.

Mr. Richey nominated Mr. James Benson to serve as Vice-Chairman for the Planning Commission. Mr. Holloway seconded the nomination. Vote taken: Benson – Aye, Frazier – Aye, Richey– Aye, Holloway – Aye, Johnson - Aye. Mr. Benson was elected Vice-Chairman.

Discussion and possible action to approve/deny a Special Use Permit (SUP-2013-01) for a residential/storage facility, on a one (1) acre tract. The property was acquired through foreclosure and was previously used for this purpose. The applicant would like to use this structure for residential/storage of bank assets. The following is the legal description of the property:

Part of the Northeast Quarter (NE/4) of Section Twenty Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and more particularly described as follows: Commencing at the SE corner of said NE/4; thence

South 89°35'00" West along the South line of said NE/4 a distance of 50.00 feet to the point of beginning; thence from said point of beginning and continuing South 89°35'00" West along the South line of NE/4 a distance of 402.91 feet; thence North 61°16'01" East a distance of 459.47 feet; thence South 00°00'03" East a distance of 217.95 feet to the point of beginning.

Location: 20055 N. May Ave. (County Highway District # 3)

Application of: **Steven McConnell dba LEGACY BANK**

Mr. Gammon distributed the staff report and gave a brief summary of the history of the property.

Mr. Richey asked if the applicant would be allowed to expand the building or store items outside of the structure.

Mr. Gammon replied that the applicant would not be allowed to have outside storage or expand the footprint of the building.

Ms. Johnson asked if those stipulations would be placed on the special use permit resolution.

Mr. Gammon answered that the requirements would be placed on the resolution that would be placed on the Board of County Commissioners' agenda.

Mr. Steven McConnell, legal counsel for Legacy Bank, stated that after obtaining the property through foreclosure and substantial cleaning of the area, the Bank had decided to retain the property as opposed to selling it. He added the Bank also had requested bids to hard surface the area around the structure and install electronic equipment such as gates and cameras. He also stated that their goal was to improve the appearance of the structure and property. He affirmed that there would be no outside storage and they would only be storing miscellaneous furniture and old papers.

Ms. Johnson asked if a part of the building would be habitable.

Mr. McConnell replied that a portion of the building could be habitable with a little "fixing up".

Mr. Gammon stated that the Board needed to determine how long the special use permit would be active before renewal would be required.

Ms. Johnson asked the applicant how long the building would be used for storage purposes.

Mr. McConnell stated that they would like to have the special use permit last as long as the Bank owned the property.

Ms. Crawford gave a brief summary of the history of the building. She stated that the previous owner, Garland Bell, constructed the building without consent from the Oklahoma County Planning Commission. Mr. Bell was given a special use permit with the requirement that it be renewed yearly. Mr. Bell did not readily comply with the County regulations and was to the point of being issued a ticket for his lack of compliance. Once the property was foreclosed and in the Bank's possession, the Bank did everything the right way and had been a great applicant.

Mr. Benson motioned to approve the special use permit with renewal required after three (3) years. Ms. Johnson seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Richey– Aye, Holloway – Aye, Johnson - Aye. The special use permit was approved for a term of three (3) years.

Discussion and possible action for updating the Oklahoma County Master Plan.

Mr. Gammon distributed a sample of a survey that would be sent to Oklahoma County residents regarding the Master Plan updates.

Mr. Richey asked if there would be public meetings for updating the plan.

Mr. Brandt stated that there would be public meetings.

Mr. Richey stated that the Master Plan has been discussed and discussions would reoccur monthly to keep planning commission members abreast of the updates.

Discussion and possible action to receive March, April, & May, 2013 Fee Fund Reports.

Mr. Benson motioned to receive the fee fund reports for March, April and May, 2013. Mr. Holloway seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Richey– Aye, Holloway – Aye, Johnson - Aye. The reports were received.

New Business:

Mr. Frazier stated that he would continue to serve on the Board until Ms. Johnson could find a replacement for him.

Adjournment:

Ms. Johnson motioned to adjourn the meeting. Mr. Holloway seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Richey – Aye, Holloway – Aye, Johnson - Aye. The meeting was adjourned at 1:54 p.m.

Approved this _____ day of _____, 2013

**OKLAHOMA COUNTY
PLANNING COMMISSION**

James Benson, Vice Chairman

ATTEST:

Tyler Gammon, Jr., Secretary