

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

October 10, 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. David Richey, Member**  
**Mr. Roger Holloway, 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.

### **Approval of Minutes of the Previous Meeting: (September 12, 2013)**

Ms. Johnson and Mr. Holloway motioned to approve the minutes from the previous meeting as submitted. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway – Aye, Johnson - Aye. The minutes from the September 12, 2013 meeting were approved.

### **Discussion and possible action to approve/deny the General Plat (GP-2013-04) of Cheval Addition.**

#### **CHEVAL ADDITION**

Applicant:

**SHERYL WILLINGHAM**

The applicant proposed developing a single-family, residential subdivision with 15 lots on 60.32 acres. Minimum lot size would be two (2) acres. The following is the legal description of the property:

**A tract of land lying in government lots two (2) and three (3) and the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Seven (7), Township Fourteen (T14N), Range Three West (R3W) of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as beginning at a point 1355.00 feet along and following the west section line bearing S00°00'34"E from the Northwest Corner of Section 7, Thence 1288.56 feet along and following the west section line bearing S00°00'34"E to the west quarter (W/4) corner of section 7 (the W/4 corner of section 7 is also known as the southwest (SW) corner**

of the NW/4), Thence 3.72 feet along and following the west section line bearing S00°00'55"E, Thence 632 feet bearing S89°11'53"E, Thence 998.63 feet bearing N64°26'44"E, Thence 687.99 feet bearing N87°18'04"E, Thence 369.43 feet along and following an existing wire fence bearing N87°15'29"E, Thence 772.14 feet along and following the east line of the NW/4 of section 7 bearing N00°15'44"W, Thence 2586.63 feet bearing N88°58'00"W to the point of beginning. This tract contains 60.32 acres more or less.

**Location: N. May Ave. South of NW 234th (County Highway District #3)**

Mr. Gammon distributed the staff report and stated that there was no required zoning change for the proposed development as each lot was two (2) acres or greater and in compliance with the current AA – Agricultural and Rural Residential zoning. He added that the submitted application was a general layout of the proposed development.

Mr. Richey asked what "Lot C" would be used for.

Mr. Gammon replied that "Lot C" was a common area designated for use by the homeowners of the proposed development. He added that no homes would be built on that lot.

Mr. Greg Massey, Red Plains Professional, engineer for the applicant was present to answer any questions.

Mr. Jones asked why there was an existing home on the proposed lot 12 of the development.

Mr. Massey stated that the home was the applicant's current residence.

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

**Discussion and possible action regarding survey questionnaire including additional questions that may be added and sent to residents of Unincorporated Oklahoma County for purposes of updating the Oklahoma County Master Plan.**

Mr. Gammon distributed copies of the proposed questionnaire.

Mr. Benson requested that under "topics to be covered in the Master Plan update", the questionnaire should include rural water districts, school capacity issues and fire protection concerns. He added that maps showing the location of fire departments, schools and rural water districts should be mailed in conjunction with the survey.

Mr. Richey re-affirmed that a map showing unincorporated Oklahoma County boundary lines would also be submitted with the questionnaire.

Mr. Benson motioned to approve the survey questionnaire with the contingency that the questionnaire included school capacity, fire prevention and rural water district concerns, as topics to be discussed. The survey would also be paired with maps showing unincorporated Oklahoma County boundary lines, fire department locations, school locations and rural water

district locations. Ms. Johnson seconded the motion. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway – Aye, Johnson - Aye. The item was approved.

**Discussion and possible action to receive September 2013 Fee Fund Report.**

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

**New Business:**

There was no new business.

**Adjournment:**

Mr. Holloway motioned to adjourn the meeting. Ms. Johnson seconded the motion. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway – Aye, Johnson - Aye. The meeting was adjourned at 1:53 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2013

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

\_\_\_\_\_  
**Will K. Jones, Chairman**

ATTEST:

\_\_\_\_\_  
Tyler Gammon, Jr., Secretary