

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

June 18, 2015

1:30 p.m.

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

Mr. James Benson, Vice-Chairman
Ms. Irene Martin, Member
Mr. Charles Defuria, Member
Mr. David Richey, Member
Mr. Roger Holloway, Member
Mr. Ray Vaughan, County Commissioner, District 3

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: (May 21, 2015)

Mr. Defuria motioned to approve the minutes of the previous meeting. Mr. Holloway seconded. Vote taken: Benson – Aye, Vaughn –Aye, Martin – Aye, Defuria – Aye, Richey – Aye, Holloway – Aye. The minutes were approved as submitted.

Annual Election of Officers: (Chair & Vice Chair)

Mr. Benson opened nominations for Chairman. Mr. Richey nominated Mr. Will Jones to serve as Chairman to the Oklahoma County Planning Commission. Mr. Holloway seconded the motion. Vote taken: Benson – Aye, Vaughn –Aye, Martin – Aye, Defuria – Aye, Richey – Aye, Holloway – Aye. Mr. Jones was appointed Chairman.

Mr. Benson opened nominations for Vice-Chairman. Mr. Richey nominated Mr. James Benson to serve as Vice-Chairman to the Oklahoma County Planning Commission. Mr. Defuria seconded. Vote taken: Benson – Aye, Vaughn –Aye, Martin – Aye, Defuria – Aye, Richey – Aye, Holloway – Aye. Mr. Benson was appointed Vice-Chairman.

Discussion and possible action to approve/deny a zoning change from RA-Acreage Residential District to AA-Agricultural and Rural Residential District (Z-2015-03)

Application of:

KEVIN McCALEB

The applicant proposed developing a single family residential subdivision with lot sizes of five (5) acres or greater on a tract that comprises 80 acres more or less. The following is the legal description of the property:

The East Half (E/2) of the Southeast Quarter (SE/4) of Section Four (4), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Location: NE 63rd St. & Hiwassee Rd. (County Highway District #1)

Mr. Gammon gave the staff report stating that the property in question had previously been zoned RA – Acreage Residential. He added that the property owner decided to re-zone the property back to AA – Agricultural and Rural Residential due to litigation started by an adjacent property owner.

Mr. Kevin McCaleb, applicant, stated that after litigation was filed he and his client decided to revert the proposed development to larger more agricultural lots. He added that the larger lots would satisfy the requests spelled out in the filed litigation.

Mr. Vaughn asked if the proposed development would have any roads constructed.

Mr. McCaleb replied that all the lots would have access off of a county maintained road.

There was no one present to speak against the application.

Mr. Richey motioned to approve the re-zoning request. Ms. Martin seconded the application. Vote taken: Benson – Aye, Vaughn –Aye, Martin – Aye, Defuria – Aye, Richey – Aye, Holloway – Aye. The property was re-zoned.

Discussion and possible action to approve/deny a Special Use Permit (SUP-2015-01)

Application of: **FIREWORKS CENTER 25, LLC**

The applicant proposed renewing a special use permit for a “Year Round Fireworks Sales Facility” within an existing warehouse. The following is the site description to be considered:

A part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit: Beginning at the Northwest Corner of Lot One (1) of the Northwest Quarter (NW/4); Thence East 757.2876 feet; Thence South 330.00 feet; Thence West to the West line of Lot One (1); Thence North to Beginning. LESS AND EXCEPT a tract on the West deeded to Oklahoma County for road purposes, said deed being recorded in Book 55, page 177 of the records of Oklahoma County, Oklahoma, AND FURTHER LESS AND EXCEPT a strip, piece or parcel of land lying in part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West, Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point 33.00 feet east of the West line: Thence East on a line parallel to and 33.00 feet South of said North line a distance of 32.00 feet; Thence South 00°08'33"East a distance of 311.75 feet; Thence North 14°10'49"West a distance of 131.86 feet to a point 33.00 feet East of the West line of said Lot One (1); Thence North 00°08'33"West a distance of 183.75 feet to the Point of Beginning.

Location: 2820 NE 50th St., Oklahoma City, Oklahoma (County Highway District #1)

Mr. Gammon gave a brief summary of the application stating that due to state statute special use permits for year-round fireworks sales must be renewed yearly. He added that there had been no issues with the property so far.

Mr. Richey asked if the fence issue had been resolved.

Mr. Gammon stated that the sight-proof fencing had been installed a couple of years ago.

Mr. Richey motioned to approve the application. Ms. Martin seconded the motion. Vote taken: Benson – Aye, Vaughn –Aye, Martin – Aye, Defuria – Aye, Richey – Aye, Holloway – Aye. The special use permit was approved.

Discussion and possible action to receive May 2015 Fee Fund Report.

Mr. Defuria asked if the planning commission’s sole income for expenses came from fees collected.

Mr. Gammon replied that the planning commission was given a supplement from the general fund when needed.

Mr. Defuria motioned to receive the fee fund report. Mr. Holloway seconded the motion. Vote taken: Benson – Aye, Vaughn –Aye, Martin – Aye, Defuria – Aye, Richey – Aye, Holloway – Aye. The report was received.

New Business: In accordance with the open Meetings Act, Section, 311.9, New Business is defined, as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the Agenda.

There was no new business.

Adjournment:

Ms. Martin motioned to adjourn. Mr. Richey seconded. Vote taken: Benson – Aye, Vaughn –Aye, Martin – Aye, Defuria – Aye, Richey – Aye, Holloway – Aye The meeting was adjourned at 1:43 p.m.

Approved this _____ day of _____, 2015

**OKLAHOMA COUNTY
PLANNING COMMISSION**

James Benson, Vice-Chairman

ATTEST:

Tyler Gammon, Jr., Secretary