

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

August 18, 2016

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 204, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

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

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: (July 21, 2016)**

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

### **(Deferred Item) Annual Election of Officers: (Chair & Vice)**

Mr. Richey motioned to nominate Mr. Will Jones to serve as Chairman for the Oklahoma County Planning Commission. Ms. Martin seconded the motion. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye, Richey - Aye. Mr. Jones was appointed to serve as Chairman.

Mr. Defuria motioned to nominate Mr. James Benson to serve as Vice-Chairman for the Oklahoma County Planning Commission. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye, Richey - Abstain. Mr. Benson was appointed to serve as Vice-Chairman.

### **(Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of “The Meadows at MacArthur Park” (PP-2015-01).**

Application of: **SOONER TRADITIONS**

The applicant proposed developing a single family residential subdivision with 120 lots on 43.92 acres. Minimum lot size would be 6,000 square feet. The following is the legal description of the property:

A part of the North Half (N/2) of the Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Commencing at the Northeast corner of the NE/4 of said Section 33; Thence S89°55'19"W along the North line of said NE/4, a distance of 1185.00 feet to the Point of Beginning; Thence S89°55'19"W along the North line of said NE/4 a distance of 1448.98 feet to the Northwest corner of said NE/4; Thence S00°06'49"W along the West line of said NE/4 a distance of 1321.61 feet to the Southwest corner of the N/2 of said NE/4; Thence N89°51'43"E along the South line of the N/2 of said NE/4 a distance of 1448.98 feet; Thence N00°01'43"E a distance of 1320.08 feet to the Point of Beginning.

**Location: NW 178<sup>th</sup> & MacArthur Blvd. (County Highway District #3)**

Mr. Gammon stated that the preliminary plat application had been deferred several months due to stalled negotiations between the developer, Oklahoma City, and Deer Creek Water for providing of utility services to the proposed development. He added that sewer and water services had since been worked out between all parties with written verification from each utility provider. He added that someone was present to speak on behalf of the application.

There was no one present to speak on behalf of the application.

Mr. Benson stated that the Commission would return to item number 6 after hearing and deciding on item number 7 to allow the applicant time to arrive.

**Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to Planned Unit Development (PUD-2016-03).**

Application of: **VIRGINIA POINDEXTER dba  
ALPHA WAVE CONCEPTS / HUMMINGBIRD HOLLOW EVENTS, LLC**

The applicant proposed developing and operating a small venue events center (Hummingbird Hollow) for weddings, business meetings, family gatherings and etc. The property was currently vacant and encompassed 5.00 acres. The following is the site description considered:

A tract of land located in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (E/2, E/2, NW/4, NE/4) of Section Eight (8), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE/C NE/4); Thence South 89°50'35" West on the North line of said Northeast Quarter (being the basis of bearing for this legal description) for a distance of 1602.51 feet to the Point of Beginning; Thence continuing South 89°50'36" West for a distance of 49.00 feet to the Northwest Corner of said East Half of the East Half of the Northwest Quarter of the Northeast Quarter (NW/C, E/2, E/2, NW/4, NE/4); Thence South 00°10'35" East for a distance of 1320.18 feet to the Southwest Corner of said East Half of the East Half of the Northwest Quarter of the Northeast Quarter (SW/C, E/2, E/2, NW/4, NE/4); Thence North 89°51'04" East for a distance of 330.28 feet to the Southeast Corner of said East Half of the East Half of the Northwest Quarter of the Northeast Quarter (SE/C, E/2, E/2, NW/4, NE/4); Thence North 00°10'32" West on the East line of said East Half of the East Half of the Northwest Quarter of the Northeast Quarter (E/2, E/2, NW/4, NE/4) for a distance of 543.57 feet; Thence South 89°50'35" West for a distance of 281.28 feet; Thence North 00°10'35" West for a distance of 776.64 feet to the Point of Beginning.

**Location: NW 234<sup>th</sup> & Rockwell Ave. (County Highway District #3)**

Mr. Gammon gave the staff report and stated that the applicant wished to develop a special events center and all application requirements had been met. He added that several protests had been received.

Ms. Virginia Poindexter, applicant, stated that she wanted to build a small, 3200 square foot events center with a maximum capacity of 100 – 125 people and parking for up to 35 cars. She added that she also intended to construct a small garden on the premises to aid in the country feel of the proposed establishment.

Mr. Richard Starks, architect for applicant, submitted drawings of the proposed center and an enlarged aerial shot of the existing property.

Mr. Vaughn asked the applicant if it was her intent to operate 7 days per week until midnight.

Ms. Poindexter replied that she felt it was appropriate to end all activities by midnight, 7 days per week. She added that she was aware of two similar establishments already existing in Oklahoma County with similar operating days and hours.

Mr. Vaughn asked how close the proposed center would be to the nearest home.

Mr. Starks answered that the nearest home was approximately 100 - 200 feet away from the proposed construction site.

Mr. Richey asked how long the applicant had owned the property.

Ms. Poindexter acknowledged that she had owned the property for about 4 years.

Ms. Martin asked if the proposed building would be serviced by Deer Creek Water or water well.

Ms. Poindexter stated that her project would be serviced by Deer Creek Water. She added that she would dig a well at a later date to serve as irrigation for landscaping.

Ms. Poindexter also explained that she would have CLEET certified security at all events and would be willing to negotiate all issues or concerns from the Commission or surrounding property owners.

Mr. Richey asked how close the nearest commercial business was to the proposed re-zoning.

Ms. Poindexter replied that the closest business was several miles away.

Ms. Gigi Silverhorn, friend of the applicant, stated that she was assisting in the development of the project. She added that they wished to create a peaceful sanctuary and a place of serenity for professional development and growth. She also added that any events would be sporadic and not every day.

The following surrounding property owners were present to voice their opposition to the proposed PUD application:

- Preston Baustert
- John Wakefield
- Jerry Wakefield
- Donald Bodkin
- William Hines
- Jeanie Ruedy

All surrounding property owners voiced their concerns regarding increased traffic, increased noise, security issues, possible drainage problems and overall damage to the peace and tranquility of the area.

Mr. Randy Poindexter, deputy sheriff and applicant's brother, stated that he worked at a winery on Waterloo Rd. He added that the winery was a similar business to the type his sister wished to establish. He stated that he had no issues with the guests at weddings that he worked and saw no huge increase in traffic in that area. He felt his sister's event center would not be a large disturbance to the area.

Mr. Richey stated that economic development was inevitable, but did not think the proposed PUD came at the right time or in the right place.

Mr. Richey moved to deny the application. Ms. Martin seconded. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye, Richey - Aye. The Planned Unit Development application was denied.

The Commission returned to item number 6 on the agenda.

**(Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of “The Meadows at MacArthur Park” (PP-2015-01).**

Application of: **SOONER TRADITIONS**

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**Location: NW 178<sup>th</sup> & MacArthur Blvd. (County Highway District #3)**

Mr. Steve Rollins, engineer for the applicant, stated that he did have written agreements with Deer Creek Water and Oklahoma City to provide water and sewer, respectively. Mr. Rollins

requested a two-month deferral to give him and his staff time to complete all the plat revisions required and submit a traffic study.

Mr. Richey motioned to defer the preliminary plat until the October Planning Commission meeting. Ms. Martin seconded the motion. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye, Richey - Aye. The item was deferred until the October 20, 2016 meeting.

**Discussion and possible action to receive the July 2016 Fee Fund Reports.**

Mr. Richey motioned to receive the fee fund report. Mr. Defuria seconded the motion. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye, Richey - 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:**

Mr. Richey motioned to adjourn. Ms. Martin seconded the motion. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye, Richey - Aye. The meeting was adjourned at 2:25 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

\_\_\_\_\_  
**Mr. James Benson, Vice-Chairman**

ATTEST:

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Tyler Gammon, Jr., Secretary