

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

July 21, 2016

1:38 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. James Benson, Vice-Chairman at 1:38 p.m., in Room 204, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. James Benson, Vice-Chairman
Mr. Charles Defuria, Member
Ms. Irene Martin, Member
Mr. Ray Vaughn, 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: (June 16, 2016)

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

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

Mr. Defuria motioned to defer the annual election until the August 18, 2016 planning commission meeting in hopes that more members would be present. Ms. Martin seconded. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye. The item was deferred for one month.

(Deferred Item) Discussion and possible action to receive the April 2016 Fee Fund Report.

Mr. Gammon asked that this item be stricken from the agenda. He stated that the April report had been received in May.

Ms. Martin moved to strike the item. Mr. Defuria seconded. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye. The item was stricken from the agenda.

Discussion and possible action to approve/deny a Special Use Permit (SUP-2016-04) for a residential/storage facility on a one (1) acre tract.

Application of:

TRENT T. LAURIDSON
dba LEGACY BANK

The property has been used for this purpose since 2008 after being acquired through a foreclosure process. A renewal of the Special Use Permit (SUP-2013-01) included a three (3) year expiration date. The applicant requested to continue the use of the property as a care-takers residence and storage of bank assets indefinitely. 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)

Mr. Gammon gave the staff report and stated that the special use permit had to be renewed every three years per the planning commission. He added that the applicant wished to have the new application approved with an indefinite renewal period as long as the property use did not change.

Mr. Trent Lauridson, Legacy Bank attorney, was present to answer questions regarding his application. He added that the bank had made improvements to the property by adding a decorative security gate and paving around the building. He stated that there had not been nor would there be any expansion of the building.

Mr. Lauridson presented photographs of the property to the planning commission members.

Mr. Lauridson respectfully asked for an indefinite extension of his SUP application for as long as the bank owned the building.

There were no protests received.

There were no additional persons present to speak on behalf of the application.

Mr. Jason Dunn, representative for the Deer Creek Community Association, stated that Antler Farms residents had no issue with the special use permit and felt that the bank had done an outstanding job maintaining the property. He explained that the residents were concerned with approving a permanent special use permit. He added that the homeowners wanted assurance that compliance with the SUP would continue and felt that the best way to accomplish that would be to require renewals of the application.

Mr. Vaughn asked if the commission approved the renewal for an indefinite length would the commission be able to re-visit the application if a problem arose.

Ms. Crawford replied that as long as the use was the same the commission would not have legitimate authority to re-visit the special use permit. She added that to revoke the special use permit the use would have to change. She explained that citations would have to then be issued to force the applicant to submit a modified special use application.

Mr. Defuria motioned to approve the special use permit with a renewal period of 3 years. Ms. Martin seconded. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye. The special use permit was approved and would have to be renewed again in 3 years.

Discussion and possible action to receive the May and June 2016 Fee Fund Reports.

Mr. Defuria motioned to receive the fee fund reports. Ms. Martin seconded the motion. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye. The reports were 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. Defuria seconded. Vote taken: Benson – Aye, Vaughn – Aye, Defuria – Aye, Martin – Aye. The meeting was adjourned at 1:58 p.m.

Approved this _____ day of _____, 2016

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Mr. James Benson, Vice-Chairman

ATTEST:

Tyler Gammon, Jr., Secretary