

**MINUTES  
PLANNING COMMISSION  
116 WEST NEEDLES  
BIXBY, OKLAHOMA  
FEBRUARY 16, 2016                      6:00 PM**

In accordance with the Oklahoma Open Meeting Act, Title 25 O.S. Section 311, the agenda for this meeting was posted on the bulletin board in the lobby of City Hall, 116 W. Needles Ave., Bixby, Oklahoma on the date and time as posted thereon, a copy of which is on file and available for public inspection, which date and time was at least twenty-four (24) hours prior to the meeting, excluding Saturdays and Sundays and holidays legally declared by the State of Oklahoma.

**STAFF PRESENT:**

Patrick Boulden, Esq., City Attorney  
Yvonne Adams, City Clerk

**OTHERS ATTENDING:**

JR Donelson  
Rickey Jones, Tanner Consulting

**CALL TO ORDER:**

Chair Lance Whisman called the meeting to order at 6:04 PM.

**ROLL CALL:**

Members Present: Larry Whiteley, Lance Whisman, Steve Sutton, and Thomas Holland.  
Members Absent: Jerod Hicks.

1. Nomination and election of Secretary (City Code Section 10-1-3)

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City Attorney Patrick Boulden asked the board to pass this item until a new City Planner is hired, but for now Yvonne Adams City Clerk and Gladys Gill Deputy Clerk will take the minutes. Larry Whiteley made a MOTION to APPROVE to pass on this item, Lance Whisman SECONDED the Motion. Roll was called:

**ROLL CALL:**

AYE: Holland, Whisman, Whiteley, and Sutton.  
NAY: None.  
ABSTAIN: None.  
MOTION PASSED: 4:0:0

2. Approval of Minutes for the January 19, 2016 Regular Meeting

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City Attorney Patrick Boulden asked to pass the January 19, 2016 Minutes of the Regular Meeting until the next Regular Meeting. Thomas Holland made a MOTION to APPROVE passing the

January 19, 2016 Minutes until the next Regular meeting. Larry Whitely SECONDED the Motion. Roll was called:

ROLL CALL:

AYE: Holland, Whisman, Whiteley, and Sutton.  
NAY: None.  
ABSTAIN: None.  
MOTION PASSED: 4:0:0

Chair Lance Whisman declared that, from a request from JR Donelson, the Agenda Items would be taken out of order and Agenda Item # 4 would be heard at this time.

OTHER BUSINESS

4. **Amendment to the Deed of Dedication and Restrictive Covenants of the “Somerset” Addition to the City of Bixby, Oklahoma, Plat No. 664.** A subdivision in the SW4 of Section 35, T-18-N, R-13-E, Tulsa County, Oklahoma, located at or near north of East 121<sup>st</sup> Street and east of South Sheridan Road.

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Chair Lance Whisman introduced the item and asked City Attorney Patrick Boulden for the Staff Report and recommendation. City Attorney Patrick Boulden summarized his recommendations as follows: Kowen Properties, LLC an Oklahoma Limited Liability Company is the owner of two-thirds (2/3) of the lots in the Somerset Addition. Kowen Properties, LLC now desires to amend the Deed of Dedication and Restrictive Covenants for the Somerset Addition to the City of Bixby Oklahoma, SECTION I, PUBLIC COVENANTS, subsection B., “Electric, Telephone, Cable Television and Natural Gas Service” paragraph 1. Language would allow overhead utilities South Sheridan Road and E. 141<sup>st</sup>. Larry Whitely made a MOTION to APPROVE language to be amended with all utilities. Tom Holland Seconded the MOTION. Roll was called:

ROLL CALL:

AYE: Whitely, Holland, Whisman and Sutton.  
NAY: None.  
ABSTAIN: None.  
MOTION PASSED: 4:0:0

PLATS

3. **Preliminary Plat - “Presley Heights” – Tanner Consulting, LLC.** Discussion and consideration of a Preliminary Plat and certain Modifications/Waiver for “Presley Heights” for approximately 42.488 acres in the E/2 of Section 17, T17N, R13E.  
Property Located: 2800-block of E. 141<sup>st</sup> St. S.

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Chair Lance Whisman introduced the item and asked City Attorney Patrick Boulden for the Staff Report and recommendation. Mr. Boulden stated that the Planning Commission recommended City Council approval of the Preliminary Plat for the Presley Heights Addition subject to staff recommendations at the Regular Meeting held February 16, 2016. Staff and the Planning Commission concur in recommending Approval of the Preliminary Plat with the following corrections, modifications, and Conditions of approval. Steve Sutton

made a MOTION to APPROVE recommending to the City Council the approval of the Preliminary Plat for the Presley Heights Addition subject to staff recommendations, to include Fire Marshal and City Engineer approval of a stub street connecting to East 144th Place, to provide two means of egress and a final determination of the 300 foot maximum length of cul de sacs, and amendment to Section 1, subsection D, to include language recognizing that water service will be provided by Creek Rural Water District No. 2 and the City of Bixby. The Commission also received the applicant's petition for modification of subdivision regulations and recommend approval of that application, should the Council conclude that such modifications/waivers are needed. Larry Whitely Seconded the MOTION. Roll was called:

ROLL CALL:

AYE: Sutton, Whitely, Whisman and Sutton.  
NONE: None.  
ABSTAIN: None.  
MOTION PASSED: 4:0:0

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ADJOURNMENT:

There being no further business, Chair Lance Whisman declared the meeting Adjourned at 7:45 PM.

APPROVED BY:

Lance Whisman  
Chair

April 18, 2016  
Date

Marcae' Hilton, City Planner, Jason Mohler-Secretary  
City Planner/Recording Secretary

**APPROVED**