

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

July 18, 2024

1:32 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Rob Talbot, Chairman at 1:32 p.m., in Room 204, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Rob Talbot, Chairman
Ms. Denise Patterson, Vice-Chairperson
Mr. Rob Murray, Member
Mr. Greg Davidson, Member

Also in attendance:

Mr. Erik Brandt, County Planner
Mr. Stacey Trumbo, P.E., County Engineer

Mr. Brandt called roll and a quorum was declared.

Approval of Minutes of the Previous Meeting: (May 16, 2024)

Ms. Patterson motioned to approve the minutes as submitted. Mr. Talbot seconded the motion. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The May 16, 2024 minutes were approved.

Annual Election of Officers: (Chair & Vice-Chair)

Mr. Davidson motioned to defer the annual election until the August 15, 2024 planning meeting to allow for more members to be present. Mr. Murray seconded the motion. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The election was deferred until the August planning meeting.

(Item was deferred by the PC at the request of the applicant at the May 16, 2024, PC meeting) Discussion and possible action to approve/deny a zoning change from C-G – Commercial - General District to I – Industrial District (Z-2024-01).

Application of:

J. LONDON

The applicant proposed amending the zoning to allow for expansion of an existing self-storage facility with outdoor storage of boats and trailers. If approved, the proposed development would also include the construction of several industrial warehouse spaces. The proposed rezoning encompassed approximately 16.16 acres. The following was the legal description of the property:

A tract of land lying in and being part of the Northwest Quarter (NW/4) of Section Nine (9), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma; said tract

being more particularly described as follows: Commencing at a Mag nail with shiner found for the Northwest corner of said NW/4; Thence N89°31'49"E on the North line of said NW/4, a distance of 425.70 feet to a Map nail with shiner set for the Northwest corner, said corner being the Point of Beginning; Thence continuing N89°31'49"E on said North line, a distance of 173.46 feet to a Mag nail with shiner set for the Northeast corner, Thence S00°13'03"E a distance of 600.00 feet to a 3/8" iron rod with cap found for the Southeast corner; Thence S89°31'49"W and parallel with the North line of said NW/4, a distance of 346.34 feet to a 3/8" iron rod with cap found for the Southwest corner; Thence N00°25'06"E a distance of 243.78 feet to a 3/8" iron rod with cap found for a corner; Thence N16°19'12"W a distance of 117.47 feet to a 3/8" iron rod with cap found for a corner; Thence N00°25'27"W a distance of 41.05 feet to a 1/2" iron rod with cap set for a corner; Thence N88°31'31"E a distance of 206.47 feet to a 1/2" iron rod with cap set for a corner; Thence N01°13'58"W a distance of 198.57 feet to the Point of Beginning.

Location: SE 15th St. & S. Peebly Rd. (County Highway District #2)

Mr. Brandt presented the staff report and stated that the applicant wished to expand his existing storage facility with outside storage of boats and RVs. He added that the applicant wanted to use gravel parking for the storage expansion. Mr. Brandt explained that the County had no issue with the outside storage spaces being gravel, but all parking, access drives and entries would have to be hard surfaced.

Mr. J. London, applicant, was present to speak on behalf of his re-zoning application. He stated that his main goal was to be able to use gravel for the entire project expansion and not be required to hard-surface anything. He added that he wanted to add some industrial/commercial flex space in the future and would be fine hard surfacing that project.

Mr. Brandt explained that the gravel and hard surface issue was not really a Planning Commission concern and would be handled by the engineering and planning staff during the building permit process. He added that the applicant could still provide outside storage of boats and RVs under his current zoning of C-G – Commercial General District.

Mr. Talbot asked the applicant if he still wanted to have his zoning application heard.

Mr. London asked to withdraw his zoning application.

Ms. Patterson motioned to accept the withdrawal request. Mr. Murray seconded. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The zoning application was withdrawn.

(Item was deferred due to a lack of a quorum from the June 20, 2024, PC meeting)

Discussion and possible action to approve/deny the General Plat of Henry Estates (GP-2024-06).

Application of:

RONALD HENRY

The applicant proposed developing a single-family residential subdivision with 4 lots on approximately 10.56 acres. If approved, each proposed lot would be 2 acres or greater in size. The following is the legal description of the property:

The North Seven Hundred Feet (700) of the South Thirteen Hundred and Thirty Feet (1330) of the East One-Half (E/2) of the West One-Half (W/2) of the Southeast Quarter (SE/4) of Section Four (4), Township Thirteen (13) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

Location: Stanfield Rd. at NE 150th St. and Luther Rd. (County Highway District #3)

Mr. Brandt presented the staff report and stated that the general and final plats were companion items. He added that typical lot splits were not permitted when creating 3 or more lots or lots less than 5 acres in size. He stated that all application requirements had been met.

Mr. Talbot asked if access to the proposed lots would meet the minimum driveway separation.

Mr. Brandt stated that the driveway separation applied to lots with access off a section line road. He added that the proposed lots would be accessed off a local road.

Mr. Ronald Henry, applicant, was present to speak on behalf his general and final plat applications. He stated that he purchased the property in 2008 and wanted to split the property in order to give each of his adult children a lot.

There was no one present to speak against the general or final plat applications.

Mr. Murray motioned to approve the general plat application. Ms. Patterson seconded. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The general plat application was approved.

(Item was deferred due to a lack of a quorum from the June 20, 2024, PC meeting)

Discussion and possible action to approve/deny the Final Plat of Henry Estates (FP-2024-04).

Application of: **RONALD HENRY**

The applicant proposed developing a single-family residential subdivision with 4 lots, a minimum of 2 acres in size, on approximately 10.56 acres. If approved, the proposed plat would be forwarded to the BOCC for final consideration and filing. The following was the legal description of the property:

The North Seven Hundred Feet (700) of the South Thirteen Hundred and Thirty Feet (1330) of the East One-Half (E/2) of the West One-Half (W/2) of the Southeast Quarter (SE/4) of Section Four (4), Township Thirteen (13) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

Location: Stanfield Rd. at NE 150th St. and Luther Rd. (County Highway District #3)

Ms. Patterson motioned to approve the final plat application. Mr. Murray seconded the motion. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The final plat application was recommended for approval and forwarded to the BOCC for final consideration.

(Item was deferred due to a lack of a quorum from the June 20, 2024, PC meeting)

Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to R-1 – Acreage Residential District (Z-2024-03).

Application of: **RR131, LLC (ERICK HEALD)**

The applicant proposed amending the zoning to allow for the development of a single-family residential subdivision with a minimum lot size of 1 acre. The proposed rezoning would encompass approximately 29.65 acres. The following was the legal description of the property:

A tract of land situated within the Southeast Quarter (SE/4) of Section Eight (8), Township Thirteen North (T13N), Range One East (R1E) of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; thence S89°22'01"W along the South line of said SE/4 a distance of 335.96 feet to the POINT OF BEGINNING; thence continuing S89°22'01"W along said South line a distance of 652.36 feet; thence continuing S89°22'01"W along said South line a distance of 325.86 feet; thence N00°24'19"W a distance of 1321.53 feet; thence N89°31'09"E a distance of 252.09 feet; thence continuing N89°31'09"E a distance of 726.13 feet; thence S00°24'19"E a distance of 1318.93 feet to the POINT OF BEGINNING. Said tract contains 1,291,475 Sq Ft or 29.65 Acres, more or less.

Location: E. Memorial Rd. & Peebly Rd. (County Highway District #3)

Mr. Brandt stated that he received an email from the applicant asking to withdraw the rezoning application.

Ms. Patterson motioned to accept the withdrawal request. Mr. Murray seconded. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The re-zoning application was withdrawn.

(Item was deferred due to a lack of a quorum from the June 20, 2024, PC meeting)

Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to Planned Unit Development (PUD-2024-03).

Applicant: **ASCENSION CAPITAL**
Owner: **FRANK JAMES**

The applicant proposed amending the zoning to develop and construct a mixed-use business complex that would include indoor and outdoor storage. The proposed rezoning would encompass approximately 5.72 acres. The following was the legal description of the property:

A tract of land in the Northwest Quarter (NW/4) of Section Thirteen (13), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); Thence N89°57'14"E along the North line of said Northwest Quarter (NW/4) (Basis of Bearing), a distance of 1225.25 feet the POINT OF BEGINNING; Thence continuing N89°57'14"E along the North line of said Northwest Quarter (NW/4), a distance of 25.00 feet; Thence S01°34'50"E a distance of 328.60 feet; Thence S89°44'09"E a distance of 69.84 feet; Thence S00°09'14"W a distance of 1287.54 feet; Thence S89°57'48"W a distance of 266.34 feet; Thence N14°56'38"E a distance of 320.92 feet; Thence N05°12'08"E a distance of 453.62 feet; Thence N03°34'41"W a distance of 418.74 feet; Thence N01°31'15"E a distance of 106.86 feet; Thence N11°11'52"E a distance of 336.32 feet to the POINT OF BEGINNING. Said tract having an area of 249,070.96 Square Feet, 5.718 Acres, more or less.

Location: 21200 SE 29th St. Harrah, OK 73045 (County Highway District #2)

Mr. Brandt gave the staff report and stated that the property in question was surrounded by the City of Harrah and was formerly part of a mobile home park special use permit. He added that the current owner wished to rezone the property to a PUD with the C-G – Commercial General District as the base zoning classification.

Mr. Brandt stated that no formal protests were received but Home Creations, abutting property owner to the East, called to ask about the proposed uses for the property in question.

Ms. Patterson asked if there were other commercial properties in the area.

Mr. Brandt replied that there was an assortment of different zonings in the area, with the majority of the area falling under the jurisdiction of the City of Harrah.

Ms. Patterson asked if the applicant would have ample space for entry/exit points for the proposed development.

Mr. Brandt stated that while the frontage along SE 29th St. was small, there was enough room to construct an entry/exit commercial drive.

Mr. Cameron Burke, Ascension Capital, was present to speak on behalf of the PUD application. He added that his client wanted to construct a commercial development with outdoor parking and some covered parking at the southern end of the property. All permitted uses under the C-G zoning classification would be allowed in the proposed development.

There was no one present to speak against the PUD application.

Mr. Murray motioned to recommend approval of the PUD application. Ms. Patterson seconded. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The PUD application was recommended for approval and forwarded to the BOCC for final consideration.

Discussion and possible action to approve/deny the General Plat of Clearpond Farms (GP-2024-09).

Application of: **CLEARPOND PROPERTIES (KEITH BUTLER)**

The applicant proposed developing a single-family residential subdivision with 2 lots on approximately 15.24 acres. The following was the legal description of the property:

Part of the Northeast Quarter (NE/4) of Section Nineteen (19), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest Corner of the NE/4 of said Section 19; Thence North 90°00'00" East a distance of 830 feet; Thence South 00°40'00" East a distance of 1365.03 feet to the POINT OR PLACE OF BEGINNING; Thence North 89°18'49" East a distance of 811.04 feet; Thence South 00°43'53" East a distance of 714.00 feet; Thence North 89°33'49" West a distance of 806.56 feet; Thence North 00°40'00" West a distance of 698.18 feet to the POINT OR PLACE OF BEGINNING.

Location: NW 206th St & Council Rd (County Highway District #3)

Mr. Brandt presented the staff report and stated that the general and final plats were companion items. He stated again that lot splits were not permitted when creating lots less than 5 acres in size. He added that all application requirements had been met.

Mr. Brandt stated that no formal protests were received but the neighbor to the south called regarding use of the shared private drive/easement.

Mr. Shane Aquino, property owner's son-in-law, was present to speak on behalf of the general and final plat applications. He stated that he wanted to build a home on his in-laws' property and learned that he had to plat the property in order to accomplish his request.

Ms. Sara Haller, adjacent property owner, stated that she had no issue with the project but wanted a clearer understanding of how she could get better access to her property.

Mr. Davidson asked if the easement in question was existing.

Ms. Haller stated that the easement was existing but that it needed to be cleared because it wasn't wide enough for two cars to pass.

Mr. Davidson stated that the easement would have to be maintained by the adjacent property owners.

Mr. Brandt explained that the Planning Commission had no authority to require maintenance of a private roadway easement. He added that maintenance and use of the easement would have to be discussed between the property owners that used the drive.

Mr. Davidson motioned to approve the general plat application. Ms. Patterson seconded the motion. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The general plat application was approved.

Discussion and possible action to approve/deny the Final Plat of Clearpond Farms (FP-2024-07).

Application of: **CLEARPOND PROPERTIES (KEITH BUTLER)**

The applicant proposed developing a single-family residential subdivision with 2 lots on approximately 15.24 acres. If approved, the proposed plat would be forwarded to the BOCC for final consideration and filing. The following was the legal description of the property:

Part of the Northeast Quarter (NE/4) of Section Nineteen (19), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest Corner of the NE/4 of said Section 19; Thence North 90°00'00" East a distance of 830 feet; Thence South 00°40'00" East a distance of 1365.03 feet to the POINT OR PLACE OF BEGINNING; Thence North 89°18'49" East a distance of 811.04 feet; Thence South 00°43'53" East a distance of 714.00 feet; Thence North 89°33'49" West a distance of 806.56 feet; Thence North 00°40'00" West a distance of 698.18 feet to the POINT OR PLACE OF BEGINNING.

Location: NW 206th St & Council Rd (County Highway District #3)

Mr. Davidson motioned to approve the final plat application. Ms. Patterson seconded. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The final plat was recommended for approval and forwarded to the BOCC for final consideration.

Discussion and possible action to approve/deny the General Plat of Whispering Oak Ridge (GP-2024-07).

Application: **DURHAM SURVEYING for**

Owner:

P163, LLC (BLAKE SHELTON)

The applicant proposed developing a single-family residential subdivision with 2 lots on approximately 4.3373 acres. The following was the legal description of the property:

A part of the Northeast Quarter (NE/4) of Section Five (5), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at a point on the North line of said NE/4, 1676.24 feet West of the Northeast Corner of said NE/4; THENCE South 0°00'11" East and parallel to the West line of said NE/4, a distance of 668.88 feet; THENCE North 89°58'40" West and parallel to the North line of said NE/4, a distance of 326.92 feet; THENCE North 0°00'11" West a distance of 668.88 feet to a point on the North line of said NE/4; THENCE South 89°58'40" East along the North line of said NE/4, a distance of 326.92 feet to a POINT OR PLACE OF BEGINNING. EXCEPT, an Easement covering the North 33.00 feet and the West 30.00 feet for road and utility purposes.

Location: Waterloo Rd. & Sooner Rd. (County Highway District #3)

Mr. Brandt presented the staff report and stated that the general and final plats of Whispering Oak Ridge were companion items. He again reiterated that lot splits were not permitted when creating lots less than 5 acres in size. He added that all application requirements had been met.

Mr. Damon Durham, Durham Surveying, was present to speak on behalf of the general and final plat applications.

Mr. Talbot asked if the lots would be accessed off of Waterloo Rd. or Whispering Oak Dr.

Mr. Brandt stated that, per the County Engineer, both lots would be accessed off Whispering Oak Dr. He added that the County Engineer tried to limit the number of driveways along section line roads.

There was no one present to speak against the general or final plat applications.

Mr. Murray motioned to approve the general plat application. Ms. Patterson seconded the motion. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The general plat application was approved.

Discussion and possible action to approve/deny the Final Plat of Whispering Oak Ridge (FP-2024-05).

Application:

DURHAM SURVEYING for

Owner:

P163, LLC (BLAKE SHELTON)

The applicant proposed developing a single-family residential subdivision with 2 lots on approximately 4.3373 acres. If approved, the proposed plat would be forwarded to the BOCC for final consideration and filing. The following was the legal description of the property:

A part of the Northeast Quarter (NE/4) of Section Five (5), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at a point on the North line of said NE/4, 1676.24 feet West of the Northeast Corner of said NE/4; THENCE South 0°00'11" East and parallel to the West line of said NE/4, a distance of 668.88 feet; THENCE North 89°58'40" West and parallel to the North line of said NE/4, a distance of 326.92 feet; THENCE North 0°00'11" West a distance of 668.88 feet to a point on the North

line of said NE/4; THENCE South 89°58'40" East along the North line of said NE/4, a distance of 326.92 feet to a POINT OR PLACE OF BEGINNING. EXCEPT, an Easement covering the North 33.00 feet and the West 30.00 feet for road and utility purposes.

Location: Waterloo Rd. & Sooner Rd. (County Highway District #3)

Mr. Murray motioned to approve the final plat application. Ms. Patterson seconded the motion. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The final plat was recommended for approval and forwarded to the BOCC for final consideration.

Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to Planned Unit Development (PUD-2024-04).

Applicant: **CRAFTON TULL & ASSOCIATES FOR**
Owner: **DOUGLAS80 LAND CO, LLC**

The proposed PUD would provide a single-family development with 102 lots a minimum of one-half acre in size. The lots were proposed to have Logan County Rural Water Service and individual private septic systems. The proposed PUD encompassed approximately 79.93 acres. The following was the legal description of the property:

A tract of land situated within the Northeast Quarter (NE/4) of Section One (1), Township Fourteen North (T14N), Range Two West (R2W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, more particularly described by metes and bounds as follows: BEGINNING at the Southwest corner of said NW/4; thence N00°16'58"W along the West line of said NW/4 a distance of 1315.23 feet; thence N89°14'08"E a distance of 2643.64 feet to a point on the East line of said NW/4; thence S00°17'11"E along said East line a distance of 1318.93 feet to the Southeast corner of said NW/4; thence S89°18'57"W along the South line of said NW/4 a distance of 2643.70 feet to the POINT OF BEGINNING. Said tract contains 3,481,825 Sq Ft or 79.93 Acres, more or less.

Location: Douglas Blvd. & Waterloo Rd. (County Highway District #3)

Mr. Brandt gave the staff report and stated that the applicant wished to rezone their property to allow for development of ½ acre lots. He added that in the City of Edmond, to the South, development had been approved with lots less than ½ acre in size while properties to the north of the proposed rezoning were 2 acres or greater in size. He explained that due to the number of proposed lots a traffic impact analysis and two entrances would be required. The proposed development would be served by Logan County Rural Water District and private aerobic systems.

Mr. Brandt explained that significant protest had been received.

Mr. David Box and Mr. Kendall Dillon were present to speak on behalf of the rezoning application. Mr. Box stated that the proposed development would abut a high-density development to the south and larger lots to the north. He added that the proposed development would provide a nice transition as you head north to larger lot sizes.

Ms. Deanna Brawner and Ms. Maryann Sribljan, property owners in the area, were present to speak in opposition to the rezoning application for the following reasons:

- Increased traffic concerns
- Not compatible with current master plan
- Additional strain on an over-burdened power grid

- Increased road maintenance issues
- Want to maintain foliage in the area
- Loss of habitat for wildlife
- Run-off from aerobic septic systems
- Prefer larger lots
- Erosion issues during construction

Mr. Tom Fisher, Sportsman Lake Estates resident, was present to voice his concern regarding the number of proposed aerobic systems for the proposed development.

Mr. Brandt explained that septic systems were regulated by DEQ. He added that, per DEQ regulations, lots served by water could be as small as ½ acre and use aerobic septic systems.

Mr. Murray motioned to deny the rezoning application. Mr. Davidson seconded the motion. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The zoning application was recommended for denial and forwarded to the BOCC for final consideration

Discussion and possible action to approve/deny the General Plat of Douglas Hills (GP-2024-08).

Application: **CRAFTON TULL & ASSOCIATES FOR**
Owner: **DOUGLAS80 LAND CO, LLC**

The applicant proposed developing a single-family residential subdivision with 102 lots on approximately 79.93 acres. If approved, all lots in the proposed development would be a minimum of ½ acre in size. The following was the legal description of the property:

A tract of land situated within the Northeast Quarter (NE/4) of Section One (1), Township Fourteen North (T14N), Range Two West (R2W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, more particularly described by metes and bounds as follows: BEGINNING at the Southwest corner of said NW/4; thence N00°16'58"W along the West line of said NW/4 a distance of 1315.23 feet; thence N89°14'08"E a distance of 2643.64 feet to a point on the East line of said NW/4; thence S00°17'11"E along said East line a distance of 1318.93 feet to the Southeast corner of said NW/4; thence S89°18'57"W along the South line of said NW/4 a distance of 2643.70 feet to the POINT OF BEGINNING. Said tract contains 3,481,825 Sq Ft or 79.93 Acres, more or less.

Location: Douglas Blvd. & Waterloo Rd. (County Highway District #3)

Mr. Box asked to defer the general plat application until the August 15th, 2024 planning meeting.

Mr. Murray motioned to accept the deferral request. Mr. Talbot seconded. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The general plat application was deferred to the August 15th, 2024 planning meeting.

Mr. Trumbo left the meeting.

Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to R-1 – Acreage Residential (Z-2024-04).

Applicant: **CRAFTON TULL & ASSOCIATES FOR**
Owner: **WP LAND, LLC**

The applicant proposed amending the zoning to allow for development of a single-family residential subdivision (Bristol Farms) with a minimum lot size of no less than one acre. The proposed development would encompass approximately 80.66 acres. The following was the legal description of the property:

A tract of land situated within the Northeast Quarter (NE/4) of Section Three (3), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, more particularly described by metes and bounds as follows: BEGINNING at the Southeast corner of said NE/4; thence S89°46'27"W along the South line of said NE/4 a distance of 2647.56 feet; thence N00°05'09"E a distance of 1325.48 feet; thence N89°45'04"E a distance of 2651.91 feet to a point on the East line of said NE/4; thence S00°16'24"W along said East line a distance of 1326.58 feet to the POINT OF BEGINNING. Said tract contains 3,513,531 Sq Ft or 80.66 Acres, more or less.

Location: Waterloo Rd. & N. Meridian Ave. (County Highway District #3)

Mr. Brandt presented the staff report and stated that the applicant wished to rezone their property to allow for the development of 1-acre lots. He added that one letter of protest was received that stated that they were concerned with additional development as there was already a 1-acre subdivision that had been approved in the area.

Mr. David Box and Mr. Kendall Dillon were present to speak on behalf of the rezoning application. Mr. Box stated that his client wished to develop a 1-acre subdivision which was similar to other developments in the area. He added that there was a housing shortage in the country and potential buyers were looking for 1-acre parcels.

Mr. Talbot asked if the proposed development would be served by Deer Creek Water.

Mr. Dillon stated that water was sufficient in the area, so private wells were an option. He added that they wanted to get zoning approval before they sent a proposal to Deer Creek Water.

The following Deer Creek residents were present to speak in opposition to the rezoning application:

- Mr. Fred Price
- Ms. Julie Price
- Mr. Don Cox

All protesters had the following concerns:

- Increased power grid issues
- Want to maintain rural feel
- Increased traffic concerns
- Decrease in water supply
- Not compatible with current master plan
- Run-off from septic systems

Ms. Patterson motioned to approve the rezoning application. Mr. Murray seconded. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The rezoning application was recommended for approval and forwarded to the BOCC for final consideration.

Discussion and possible action to revise and receive the Oklahoma County Master Plan Amendment survey.

Mr. Brandt explained that the current master plan was 16 years old and needed to be updated. He added that the first step in the revision process was the mailing out of surveys to 500 – 1000 random households in Oklahoma County.

The Commissioners reviewed the survey.

Mr. Talbot asked that question #23 have noise added as an option to environmental issues in Unincorporated Oklahoma County.

Discussion and possible action to receive the May 2024 and June 2024 Fee Fund and Expense Reports.

Ms. Patterson motioned to receive the fee fund and expense reports. Mr. Davidson seconded the motion. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – 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.

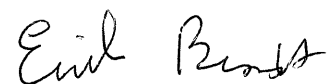
Ms. Patterson motioned to adjourn. Mr. Murray seconded the motion. Vote taken: Murray – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye. The meeting was adjourned at 3:12 p.m.

Approved this 15th day of August, 2024

**OKLAHOMA COUNTY
PLANNING COMMISSION**



Mr. Rob Talbot, Chairman



Mr. Erik Brandt, Planning Secretary