

Notice of the Midwest City Planning Commission meeting was filed for the calendar year with the Midwest City Clerk, and a copy of the agenda for the meeting was posted in the lobby of City Hall at least 24 hours in advance of the meeting.

MINUTES OF MIDWEST CITY PLANNING COMMISSION

December 7, 2010 - 7:00 p.m.

The regularly scheduled meeting of the Midwest City Planning Commission was held in the Council Chambers, Midwest City, Oklahoma County, Oklahoma, and called to order on December 7, 2010, 7:00 p.m., with the following members present:

Present: Jess Huskey
 Stan Greil
 Russell Smith
 Jeff Moore
 Sean Reed
 Floyd Wicker

Absent: Dean Hinton

Staff present: Billy Harless, Community Development Director
 Ron Green, Current Planning Manager
 Patrick Menefee, City Engineer
 Kellie Gilles, Associate Current Planner

The meeting was called to order by Chairman Wicker.

A motion was made by Huskey, seconded by Reed, to approve the minutes of the October 5, 2010, Planning Commission meeting.

Voting aye: Huskey, Greil, Moore, Reed, Wicker and Smith.

Absent: Hinton.

Motion carried.

NEW MATTERS:

1. (SFP- 869) Discussion and consideration of approval of a request for a short form plat on the property described as a part of the SW/4 of Section 8, T-11-N, R-1-W located at 11280 Roefan Road.

Staff members presented a brief overview of this item.

Teresa Scott, the applicant, was present to speak for this short form plat. She noted she was in agreement with the staff report as written.

General discussion on this item was held.

Motion made by Smith, seconded by Reed, to approve the Short Form Plat and the waiver to the street improvements, subject to staff comments.

Voting aye: Huskey, Smith, Reed, Moore, Wicker and Greil.

Absent: Hinton.

Motion carried.

* Jeff Moore stepped down from the Commission seat.

2. (SFP- 870) Discussion and consideration of approval of a request for a short form plat on the property described as a part of the NE 1/4 of Section 31, T-12-N, R-1-W located at the NE/C of Cedar and NE 4th Street.

Staff presented an overview of this requested short form plat.

Jeff Moore, applicant, was present to speak for this request. He noted he was agreeable with the staff report as written.

General discussion was held on this matter among those present.

A motion was made by Smith, seconded by Huskey, to approve the short form plat as

requested subject to all staff comments.

Voting aye: Huskey, Greil, Wicker, Smith and Reed

Absent: Hinton.

Abstain: Moore.

Motion carried.

* Jeff Moore returned to his seat on the commission.

3. (PC-1731) Discussion and consideration of approval of a Final Plat of Boulder Ridge Estates, a proposed single family housing subdivision, for the property described as a part of the SW/4 of Section 1, T-11-N, R-2-W, located in the 9200 block of Wonga Drive.

Staff gave a brief overview of this requested final plat. It was noted that the 25 ft strip once located to the west of the plat was now incorporated into the plat. Also, the intersecting proposed street had been aligned to be directly across from the existing street to the north.

Mark Zeckser, applicant, was present to speak for this item. He noted he was in agreement with the staff report.

Patrick Menefee, City Engineer, noted that the waterline size needed to be an 8 inch line due to its dead-end length.

A motion was made by Smith to approve the final plat subject to all staff comments. Seconded by Huskey.

Voting aye: Huskey, Greil, Moore, Wicker, Reed and Smith.

Absent: Hinton.

Motion carried.

4. (PC-1732) Public hearing with discussion and consideration of approval

of a resolution for a Special Use Permit (SUP) to permit the construction and operation of Communication Services; towers / antennas (cell tower), in the R-1-D, Single Family Detached Residential District located in the 300 block of Mid-America Blvd on the property described as parts of Lots 3, 4 and 5, al in Block 18 of Atkinson Heights Replat.

Staff presented an overview of this proposed Special Use Permit.

David Ballew, Assistant City Manager, was present to speak for this item. Mr. Ballew noted that the existing water tower at this location was the site of 3 cell phone carriers with their antenna and equipment buildings. Also located on the tower were antenna from the school system and some city services.

The new tower to be erected will be designed to appear as a "clock tower" with the antennas hidden on the inside of the structure. Also, the tower will be centered to be in-line with Mid-America Blvd. to be a focal point when entering the Town Center shopping area.

Discussion continued on this matter. It was stated that the old water tower was scheduled for demolition on February or March of 2011. Also noted that the cell "clock tower" would be erected prior to the demolition of the water tower.

General discussion on the matter continued.

No opposition was present to speak on this matter.

A motion was made by Huskey, seconded by Greil, to approve the special Use Permit subject to all staff comments.

Voting aye: Huskey, Smith, Moore, Greil, Wicker and Reed.

Absent: Hinton.

Motion carried.

C. COMMISSION DISCUSSION:

None.

D. PUBLIC DISCUSSION:

None.

E. FURTHER INFORMATION:

The report on the changes made to the Airport Zoning Ordinance and the monthly building reports for October and November was noted.

There being no further business before the Commission, a motion to adjourn was made by Huskey, seconded by Greil.

Voting aye: Huskey, Greil, Wicker, Moore, Reed, and Smith.

Absent: Hinton.

Motion carried.

Adjourn at 7:31 P.M.



Chairman