

**MINUTES OF REGULAR MEETING
SLAUGHTERVILLE PLANNING AND ZONING COMMISSION
APRIL 14, 2009**

1. CALL TO ORDER

Gary Marr called a meeting of the Slaughterville Planning and Zoning Commission to order at 7:00 p.m. on April 14, 2009. The meeting was held at the Slaughterville Town Hall at 10701 US Highway 77 and was conducted pursuant to the State Open Meeting Law with due and proper notice provided. Notice of the Agenda was posted on April 10, 2009.

2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT

GARY MARR	PRESENT
MARGARET HILDERBRAND	PRESENT*
MATT BRANSTETTER	PRESENT
HELEN MERCHANT	PRESENT
SCOTT MITCHUSSON	PRESENT

A quorum was established. Also present were Attorney Cindee Pichot, Administrator Marsha Blair, and Code Enforcement Administrator Perry Pichot.

3. DISCUSSION AND/OR ACTION ON APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON MARCH 10, 2009

A motion was made by Mr. Marr and seconded by Mrs. Merchant to approve the minutes with a correction to Item 5 to change the word revision to revising.

AYES: Marr, Branstetter, Merchant, Mitchusson

NAYS: None

4. HEARING OF DELEGATIONS OR CITIZEN

*Mrs. Hilderbrand came in at this time.

There were no citizens or delegations requesting to be heard.

5. DISCUSSION AND/OR ACTION CONCERNING UPDATING AND REVISING ORDINANCE #59 PROVISIONS FOR MOBILE HOME PARKS, TRAVEL TRAILER PARKS, MOBILE, MANUFACTURED, AND MODULAR HOUSING IN AND FOR THE TOWN OF SLAUGHTERVILLE, OKLAHOMA

There was discussion through Section 16 concerning updating and revising Ordinance #59.

No action taken.

6. REPORT ON ABATEMENT PROJECTS

Mr. Pichot reported that abatement has been completed for the property located at 7615 Bryant Road. Pictures were shown of before abatement and after.

Mr. Pichot reported that abatement has been started but is not complete at 13000 123rd Street. Pictures were shown of the progress.

7. REPORT ON NEIGHBORHOOD CLEAN UP PROJECTS

The following report was given and pictures were shown for the neighborhood clean up projects that were done on March 27 through April 4, 2009:

Project description: *Clean up dump sites along road sides, ditches, ravens and in neighborhoods, removing trash, old furniture, building material and debris as well as cleaning up litter from road sides.*

Target areas: *Woods Acers and Apple Brook Additions
Road sides along Maguire Road from 84th Street to 132nd Street*

Process:

1. Identified problem areas, type of waste at site, impact on surrounding people and properties, and the water shed area impacted.
*The Town had several open files on code violations and illegal dumps in the ravines and ditches in Wood Acers and Apple Brook Additions. Type of waste included: house hold trash, building material, roofing material, old appliances, tires, and litter. Numerous contacts had been made to property owners about cleaned up of the sites and very little progress was being made. The majority of the property owners stated they could not afford the cost of the clean up and disposal of the waste. Some had purchased the property with the existing dump sites.
A large portion of the waste was located in ravines and ditches which collected storm water runoff and ran into Prairie Creek which is a tributary to Little River.*
2. Coordinate with property owners for cooperation and participation in clean up.
Letters were sent to each property owner giving detailed information about the clean up project, dates, and encouragement for participation. Citizens were asked to place items into the dumpsters provided or to place items along the road side so they could be picked up and placed in containers by community service workers.
3. Coordinate with Oklahoma Court Services for workers.
Oklahoma Court Services provided 20 workers and 4 supervisors.
4. Set 30 yard roll off waste containers in strategic locations in subdivisions or neighborhoods where all the effected citizens have access.
WCA of Oklahoma provided 30 yard roll off waste containers at extremely reasonable rates to help with the neighborhood clean up project. Containers were placed on the road right of way as near as possible to the worst dump sites, but easily accessible to all the residences in both subdivisions. Containers were swapped out for empty ones as they were filled.
5. Set work day(s) and coordinate clean up
Work days were originally set for March 27 and 28, however a rain and snow storm came through on Friday, March 27 so the project was extended to Saturday, April 4. Lunch meals were provided both days by the Court Services and Town of Slaughterville staff. Maguire Baptist Church provided a kitchen and dining area as well as restrooms and a warm place for workers to take breaks.
6. Prevention of reoccurring problem after clean up is complete:
 - a. *Monitor site - Code Enforcement Officer periodically checks the area for any new dumping.*

- b. The Town Board of Trustees has passed Ordinances to stop the disposal of house hold trash on private property.*
- c. Posting "No Dumping" signs in project areas*
- d. The Town holds annual Community Recycle Events - providing alternative way to dispose of hard to get rid of items.*

Agencies Involved In Project:

- Town of Slaughterville*
- Cleveland County District 2*
- DEQ*
- ACCO*
- WCA of Oklahoma*
- Oklahoma Court Services*
- Citizens of Woods Acres and Apple Brook Subdivisions*
- Maguire Baptist Church*
- Cleveland County Sheriff's Department*

Project Costs:

<i>16 - 30 yard roll-of waste containers.....</i>	<i>\$3,483.98</i>
<i>Equipment: Front end loader - 6 hours @ \$48 per hr FEMA rate.....</i>	<i>\$288.00</i>
<i>Equipment Operator: 1 man- 6 hours @ \$14.20 per hr FEMA rate.....</i>	<i><u>\$82.50</u></i>
<i>Total project cost</i>	<i>\$3,854.40</i>

The project was extremely successful with excellent feed back from the property owners and the entire community. This type of project has proven to be an excellent alternative to abatement. The Town plans to conduct other such events in the near future. Assistance may be requested through the DEQ grant funds on the larger problem areas, however town budget planning will include funds for the smaller problem areas.

8. REPORT ON BUILDING PERMITS AND CODE COMPLIANCE

Perry Pichot gave the following report:

Two building permits were issued in March with an estimated value of \$79,000

Abatements: Timber Trails finished – Lexington East

Cleanup project in Woods and Apple Brook, very successful

- DEQ: Tire Division – 3 dump locations
- Land Division – 4 dump locations
- Action was taken in all

Code compliance and follow up:

Mocella

1. Removal of mobile home, tall grass and tall weeds
2. Truck full of trash since December now clean
3. RV being lived in, trash, junk all areas – now clean

Manufactured home on commercial property without permit. Long time problem now removed

Signs on Hwy easement no permits - removed

Chouteau Springs

1. Manufactured home dragged into 4 pieces
2. Open dump sites
3. Tall grass and tall weed, abandoned personal properties

4. Dilapidated mobile home.

Hideaway

1. Well and septic less than 50ft apart – DEQ to make ruling
2. Manufactured home being demolished
3. Dog complaint

Cedar Hills

1. Abandoned Manufactured home burnt
2. Dumping in creek
3. Tall grass and tall weeds, abandoned personal property

Sun Country

1. Manufactured home removed – no permit
2. Tall grass and weeds. Abandoned manufactured home
3. Trash burning

Cars parked on Hwy easement – now removed

Complaints being pursued and have had good communications with the property owners.

Street Department: Work is under way including: street sign maintenance; mowing around bridges, signs and intersections and related work

9. REMARKS AND INQUIRIES BY COMMISSION MEMBERS OR STAFF

Mrs. Merchant expressed concern about the intersection at Maguire Road and 120th, on the southeast corner. It is a pocket of unincorporated area surrounded by Slaughterville's incorporated area. Vehicles parking along side the road during weekly auctions and is causing a traffic hazard.

10. ADJOURN

A motion was made by Mr. Marr and seconded by Mr. Mitchusson to adjourn.

AYES: Marr, Hilderbrand, Branstetter, Merchant, Mitchusson

NAYS: None

CLERK (Attest)

CHAIRMAN