

**MINUTES OF REGULAR MEETING  
SLAUGHTERVILLE PLANNING AND ZONING COMMISSION  
MARCH 9, 2010**

**1. CALL TO ORDER**

Helen Merchant called a meeting of the Slaughterville Planning and Zoning Commission to order at 7:04 p.m. on March 9, 2010. 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 March 5, 2010.

**2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT**

GARY MARR	ABSENT
MARGARET HILDERBRAND	PRESENT
HELEN MERCHANT	PRESENT
SCOTT MITCHUSSON	PRESENT
JOHN BING	PRESENT

A quorum was established. Also present were Town Attorney Cindee Pichot, Town Administrator Marsha Blair, Code Enforcement Officer Terry Johnson, Joyce Smith, Mike Hall and Heather Bumgarner.

**3. DISCUSSION AND/OR ACTION ON APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON FEBRUARY 9, 2010.**

A motion was made by Mr. Mitchusson and seconded by Mr. Bing to approve the Minutes of the regular meeting held on February 9, 2010.

AYES: Hilderbrand, Merchant, Mitchusson, Bing  
NAYS: None

**4. HEARING OF DELEGATIONS OR CITIZEN**

There were none.

**5. PUBLIC HEARING CONCERNING AN APPLICATION SUBMITTED BY HEATHER BUMGARNER FOR A PROPOSED ZONING CHANGE FOR A TRACT OF LAND FROM PLANNED INSTITUTIONAL DEVELOPMENT DISTRICT (IN-1) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PURPOSE OF THE REZONING IS TO ALLOW FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF 120TH STREET AND ETOWAH ROAD IN SLAUGHTERVILLE, OKLAHOMA. LEGAL DESCRIPTION: PART OF THE NW/4 OF SECTION 25, T8N, R1W OF THE 1.M., CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHT (8) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 389.07 FEET; THENCE EAST 384.30 FEET TO A POINT 385 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE NORTH 385 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.**

The Public Hearing was opened.

Mike Hall, who is the real estate agent for the property owner Kathleen Mansfield-Weir, stated that Ms. Bumgarner is requesting the rezoning with the intent of purchasing the property and placing a residential home on it. The financing for the home is pending approval. If the financing does not go through, Ms. Bumgarner won't be purchasing the property so the owner, Ms. Mansfield-Weir, may want to have the property zoned for commercial use. Mr. Hall requested the right to be able to withdraw the request for rezoning to residential if Ms. Bumgarner's financing is not approved. They should have an answer on the loan approval before the Board of Trustees meeting next week.

Staff informed the Commission that the public hearing to change the property from PUB-IN to R-1 must be held because of the public notices. However the applicant had the right to withdraw their application before a decision was made by the Board of Trustees.

The Public Hearing was closed.

**6. DISCUSSION AND/OR ACTION ON MAKING AND SUBMITTING RECOMMENDATIONS TO THE BOARD OF TRUSTEES CONCERNING THE APPLICATION SUBMITTED BY HEATHER BUMGARNER FOR A PROPOSED ZONING CHANGE FOR A TRACT OF LAND FROM PLANNED INSTITUTIONAL DEVELOPMENT DISTRICT (IN-1) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PURPOSE OF THE REZONING IS TO ALLOW FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. (LOCATION AND LEGAL DESCRIPTION AS LISTED IN ITEM 5.)**

The following report was compiled:

**PLANNING AND ZONING COMMISSION REPORT**

Consideration of any application should be directly in line with the Town's Comprehensive Plan as well as a review of the Town's Zoning Map.

1. Applicant's Name: Heather Bumgarner
2. Date of Hearing: 03/09/2010
3. Purpose of hearing or meeting: change IN-1 zoning to R-1
4. Have the notifications and publication requirements been met? Yes

Please consider the affect the proposed request will have on the following:

- a. The character of the neighborhood: Agricultural/Residential
- b. The surrounding property: Agricultural/Residential
- c. Traffic conditions: Corner lot, some traffic
- d. Other matters pertaining to the general welfare of the citizens: N/A
5. What type of utilities / sewage disposal systems are being used or needed? There are already existing sewage systems on the property that can be used on 3 acres  
Is there an effect on the surrounding property owners? No
6. Are there any other matters pertaining to the general welfare of the Town, the citizens, or the neighborhood in general? N/A
7. Do you want to make this contingent upon the happening of any event? Contingencies which the Planning and Zoning Commission deems appropriate for approval of the application, if any: No
8. Approval recommended

Signed by: Helen Merchant, Board Member / Commissioner

A motion was made by Mr. Bing and seconded by Mrs. Merchant to recommend to the Board of Trustees that they approve the rezoning to R-1 or allow the applicant to withdraw the request.

AYES: Hilderbrand, Merchant, Mitchusson, Bing

NAYS: None

**7. DISCUSSION AND OR ACTION CONCERNING SIGN ORDINANCE REGULATIONS**

There was discussion concerning updating and revising Sign Ordinance 72. Commissioners completed their review.

A motion was made by Ms. Merchant and seconded by Mr. Mitchusson to recommend approval of the Sign Ordinance with the corrections that were discussed and minor grammatical corrections.

AYES: Hilderbrand, Merchant, Mitchusson, Bing

NAYS: None

**8. REPORT ON BUILDING PERMITS AND CODE COMPLIANCE**

Mrs. Blair introduced Code Enforcement Administrator Terry Johnson.

Mr. Johnson gave the following report:

Building permits: 1 - Used Double Wide Manufactured Home with an estimated value of \$12,000

Dollar General Store: met with DEQ, general contractor, Sharp drilling and Town. We exchanged information about the reasons for the change of location for the water well. The conclusion was that it would work as well where it was moved to but to take note that it had been moved for future platting.

Manufactured Home Parks:

Douglas MHP - Inspection to turn the electric on was passed. The interior remodeling could continue. The manufactured home had been in place for some time.

New building permits in progress:

Two new building permits are in progress. One will include a use permitted on review involving moving a manufactured home in to live in while the existing frame home is remodeled. The other is a manufactured home going in on 91<sup>st</sup> Street, but neither has gotten past the planning stages.

Dog complaints:

The dog complaints have been primarily in Mocella Estates and on 91<sup>st</sup> Street. Complaints involve dogs harassing other dogs while chained or citizens at mail boxes and bus stops, trespassing on neighbor's property, turning over trash cans and basically running at large.

Ideas to better deal with dog problems:

A visible presence in the problem areas, requiring landlords to provide ways to contain outside animals if they are allowed in the lease, and requiring tagging of animals by pet owners

Several inspections to establish/re-establish electrical power

Noted violations and follow up:

1. Property is in very trashy condition - now in cleanup. 117<sup>th</sup> (Sooner MHP)
2. Trash problem and full burn barrels at 84<sup>th</sup> and Maguire Road

Ongoing issues:

Dog complaints, too many stored vehicles, dilapidated structures

**9. REMARKS AND INQUIRIES BY COMMISSION MEMBERS OR STAFF**

Ms. Merchant stated that her county neighbor has leased his property to someone who has moved in approximately 9 manufactured homes. Mrs. Merchant feels that the Town should take action to annex the property now because there is intent by the owner to sell the property and the prospective buyer is reported to intend to develop it with manufactured homes. This would impact the surrounding property values. The unincorporated property is receiving Town services such as lower insurance rates, fire protection and benefits of the Zoning Ordinance without contributing to the cost of providing the services.

Commissioners requested that the above information be reported to the Board of Trustees for follow up and action.

**10. ADJOURN**

A motion was made by Mr. Bing and seconded by Mrs. Hilderbrand to adjourn.

AYES: Hilderbrand, Merchant, Mitchusson, Bing

NAYS: None

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CLERK (Attest)

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CHAIRMAN