

**MINUTES OF REGULAR MEETING
SLAUGHTERVILLE PLANNING AND ZONING COMMISSION
APRIL 13, 2010**

1. CALL TO ORDER

Helen Merchant, acting chairperson, called a meeting of the Slaughterville Planning and Zoning Commission to order at 7:03 p.m. on April 13, 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 April 12, 2010.

2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT

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

A quorum was established. Also present were Town Attorney Cindee Pichot, Town Administrator Marsha Blair, Joyce Smith, Tony & Barbara Murphy, Demetrio Villanueva, and Lee Koller.

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

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

AYES: Merchant, Mitchusson, Bing
NAYS: None

4. PUBLIC HEARING CONCERNING AN APPLICATION SUBMITTED BY TONY & BARBARA MURPHY FOR A PROPOSED USE PERMITTED ON REVIEW FOR A DOG GROOMING SHOP / HOME BASED BUSINESS ON A TRACT OF LAND IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LOCATED AT 7500 124TH STREET IN SLAUGHTERVILLE, OKLAHOMA. LEGAL DESCRIPTION: LOT #9 HILLTOP HEIGHTS, ACCORDING TO THE RECORDED PLAT. BOOK 13, PAGE 74 OF CLEVELAND COUNTY, OKLAHOMA. (SECTION 36, T-8-N; R-1-W) THE PURPOSE OF THE APPLICATION IS TO ALLOW FOR USE OF A DOG GROOMING SHOP AS A HOME BASED BUSINESS.

The Public Hearing was opened.

Pictures of the property were shown. Mr. and Mrs. Murphy answered questions by the Commissioners concerning the property and the business. Information included: the home based business is in a small travel trailer where dogs are groomed and shampooed; the trailer is plumbed into the DEQ approved sewage disposal system that is used for the home; waste water is properly disposed of in the sewage system; kennel cages are used to hold the animals before and after they are groomed until the owner picks them up the same day; the housing addition's home owners association is not active; and the business has one small sign that does not create a sight problem or change the character of the neighborhood. There are no employees or products sold.

The Public Hearing was closed.

5. **DISCUSSION AND/OR ACTION ON MAKING RECOMMENDATIONS TO THE BOARD OF TRUSTEES CONCERNING THE APPLICATION SUBMITTED BY TONY & BARBARA MURPHY FOR A PROPOSED USE PERMITTED ON REVIEW FOR A DOG GROOMING SHOP/HOME BASED BUSINESS ON A TRACT OF LAND IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LOCATED AT 7500 124TH STREET IN SLAUGHTERVILLE, OKLAHOMA. (LOCATION AND LEGAL DESCRIPTION AS LISTED IN ITEM 4.)**

A motion was made by Mr. Bing and seconded by Mr. Mitchusson to recommend to the Board of Trustees to approve the application submitted by Tony & Barbara Murphy for a proposed Use Permitted On Review for a dog grooming shop/home based business on a tract of land in a Single-Family Residential District (R-1) located at 7500 124th Street.

AYES: Merchant, Mitchusson, Bing

NAYS: None

6. **PUBLIC HEARING CONCERNING AN APPLICATION SUBMITTED BY DEMETRIO VILLANUEVA FOR A PROPOSED USE PERMITTED ON REVIEW FOR A MANUFACTURED HOME TO BE USED AS TEMPORARY HOUSING WHILE REMODELING AN EXISTING DWELLING ON A TRACT OF LAND IN AN AGRICULTURAL/RESIDENTIAL DISTRICT HIGHER DENSITY (AR-2). THE PROPERTY IS LOCATED AT 6651 108TH STREET IN SLAUGHTERVILLE, OKLAHOMA. LEGAL DESCRIPTION: SURFACE RIGHTS ONLY: PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHT (8) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE EAST 390 FEET; THENCE SOUTH 400 FEET; THENCE WEST 390 FEET; THENCE NORTH 400 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH ALL THE IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, AND WARRANT THE TITLE TO THE SAME. THE PURPOSE OF THE APPLICATION IS TO ALLOW FOR A MANUFACTURED HOME TO BE USED AS TEMPORARY HOUSING WHILE REMODELING AN EXISTING DWELLING.**

The Public Hearing was opened.

Mr. Villanueva stated that he would like to withdraw his request for a manufactured home to be used as a temporary dwelling. He plans to complete the remodel of the existing house and move directly into the home.

The Public Hearing closed.

7. **DISCUSSION AND/OR ACTION ON MAKING RECOMMENDATIONS TO THE BOARD OF TRUSTEES CONCERNING THE APPLICATION SUBMITTED BY DEMETRIO VILLANUEVA FOR A PROPOSED USE PERMITTED ON REVIEW FOR A MANUFACTURED HOME TO BE USED AS TEMPORARY HOUSING WHILE REMODELING AN EXISTING DWELLING ON A TRACT OF LAND IN AN AGRICULTURAL/RESIDENTIAL DISTRICT HIGHER DENSITY (AR-2). THE PROPERTY IS LOCATED AT 6651 108TH STREET IN SLAUGHTERVILLE, OKLAHOMA. (LOCATION AND LEGAL DESCRIPTION AS LISTED IN ITEM 6.)**

No Action taken since Mr. Villanueva withdrew his request.

8. REPORT AND DISCUSSION CONCERNING BOARD OF TRUSTEES DECISION IN REGARD TO POCKETS OF UNINCORPORATED PROPERTY THAT ARE SURROUNDED BY INCORPORATED PROPERTY IN THE TOWN

The Board of Trustees has instructed staff to begin the process of annexation.

9. REPORT AND DISCUSSION CONCERNING SIGN ORDINANCE REGULATIONS

A few changes made by The Board of Trustees were reviewed.

10. REPORT ON BUILDING PERMITS AND CODE COMPLIANCE

Code Enforcement Officer Terry Johnson's report was presented:

- 3 building permits were issued in March with a total estimated value of \$105,000
- Attended training classes on March 24, 25 & 26 and is now certified by the Oklahoma Code Enforcement Association in compliance with the State of Oklahoma Statutes.
- Work done on an accurate address map for Spring Creek Addition for DEQ and the 911 addresses
- Getting more acquainted with the database and record keeping.
- Dog complaints in Golden Oaks and Mocella
- Too many horses on a small residential lot in Mocella
- Too many salvage cars: 2 locations on Slaughterville Road; 1 location on 72nd
- Closed out several files in code compliance problems resolved
- Placed posters for the recycling day
- Updated existing code complaints
- Worked dog complaints from citizens
- Complaints and follow up: dog problems, salvage car issues, horses in Mocella, etc.

11. HEARING OF DELEGATIONS OR CITIZENS

Mr. Lee Koller from 108th Street expressed concern about junk cars, trash and old manufactured homes along 108th Street between Maguire and Etowah Roads.

Town Attorney Cindee Pichot gave information about the town for the benefit of the citizens that were present for the first time.

A reminder was given about Census forms and tax returns.

12. REMARKS AND INQUIRIES BY COMMISSION MEMBERS

Commissioner inquired about what their next project will be. Review of the Zoning Ordinance will be considered.

13. ADJOURN

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

AYES: Merchant, Mitchusson, Bing

NAYS: None