

**MINUTES OF REGULAR MEETING  
SLAUGHTERVILLE PLANNING AND ZONING COMMISSION  
December 13, 2011**

**1. CALL TO ORDER**

Gary Marr called a meeting of the Slaughterville Planning and Zoning Commission to order at 7:00 p.m. on December 13, 2011. 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 meeting was given by posting an agenda on December 9, 2011.

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

GARY MARR	PRESENT
MARGARET HILDERBRAND	PRESENT
HELEN MERCHANT	PRESENT
SCOTT MITCHUSSON	PRESENT
JEANNE PARROTT	PRESENT*

There was a quorum. Also present were Town Attorney Cindee Pichot, Town Administrator/Clerk Marsha Blair, Joyce Smith, Jack and Peggy Rains, Tim and Pam Doran.

**3. DISCUSSION AND/OR ACTION ON APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETINGS HELD ON OCTOBER 11, 2011 AND NOVEMBER 8, 2011**

A motion was made by Mr. Mitchusson and seconded by Mrs. Merchant to approve the minutes or the Planning and Zoning Commission regular meetings held on October 11, 2011 and November 8, 2011.

AYES: MARR, HILDERBRAND, MERCHANT, MITCHUSSON  
NAYS: NONE

**4. PUBLIC HEARING CONCERNING AN APPLICATION SUBMITTED BY JACK D. RAINS FOR A PROPOSED USE PERMITTED ON REVIEW FOR A LAWN MOWER & SMALL ENGINE REPAIR/HOME BASED BUSINESS ON A TRACT OF LAND IN A AGRICULTURAL/RESIDENTIAL DISTRICT HIGHER DENSITY (AREA A). THE PROPERTY IS LOCATED AT 8370 BRYANT ROAD IN SLAUGHTERVILLE, OKLAHOMA. LEGAL DESCRIPTION: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST; THENCE WEST 495.50 FEET; THENCE SOUTH 00°14' 42" WEST A DISTANCE OF 219.50 FEET; THENCE EAST A DISTANCE OF 495.42 FEET; THENCE NORTH 00°16'00"**

**EAST A DISTANCE OF 219.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.5 ACRES MORE OR LESS. THE PURPOSE OF THE APPLICATION IS TO ALLOW FOR USE OF A LAWN MOWER AND SMALL ENGINE REPAIR BUSINESS AS A HOME BASED BUSINESS.**

\*Jeanne Parrot came in at this time (7:05p.m.).

The Public Hearing was opened.

Jack Rains explained to the Commission that he was a professional truck driver for 35 years. He had a heart attack in April. He and his wife are retired and need something to do. They want to open a small engine repair shop where he will work on lawn mowers, chain saws, trimmers, generators, and any other type of small gas powered engines.

Mrs. Blair showed an aerial map of the property, pointing out the location of the Rains' existing shop building where they propose to do the small engine repair business. She explained that Mr. Rains had told her he did not plan to sell equipment. He just wanted to do repairs.

Mr. Rains said if the business ever outgrew the existing shop, he would relocate to a commercial area.

Tim and Pam Doran who live near the Rains spoke to the Commission in favor of the proposed home based business.

The Public Hearing was closed.

**5. DISCUSSION AND/OR ACTION ON MAKING RECOMMENDATIONS TO THE BOARD OF TRUSTEES CONCERNING THE APPLICATION SUBMITTED BY JACK D. RAINS FOR A PROPOSED USE PERMITTED ON REVIEW FOR A LAWN MOWER & SMALL ENGINE REPAIR/HOME BASED BUSINESS ON A TRACT OF LAND IN A AGRICULTURAL/RESIDENTIAL DISTRICT HIGHER DENSITY (AREA A). THE PROPERTY IS LOCATED AT 8370 BRYANT ROAD IN SLAUGHTERVILLE, OKLAHOMA. (LOCATION AND LEGAL DESCRIPTION AS LISTED IN ITEM 4.)**

The following report was prepared by the Commission:

**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: Jack Rains
2. Date of Hearing: 12-13-2011
3. Purpose of hearing or meeting: Use Permitted on Review
4. Have the notifications and publication requirements been met? Yes / No

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: No Adverse Effects

5. What type of utilities / sewage disposal systems are being used or needed? Is there an effect on the surrounding property owners? None Needed / No
6. Are there any other matters pertaining to the general welfare of the Town, the citizens, or the neighborhood in general? No
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: None
8. Approval / denial

Signed by: Gary Marr, Commissioner

A motion was made by Mrs. Merchant and seconded by Mr. Marr to recommended approval of the application submitted by Jack D. Rains for a proposed use permitted on review for a lawn mower & small engine repair/home based business on a tract of land in an agricultural/residential district higher density (Planning Area A). The property is located at 8370 Bryant Road in Slaughterville, Oklahoma.

AYES: MARR, HILDERBRAND, MERCHANT, MITCHUSSON, PARROT  
 NAYS: NONE

**6. DISCUSSION AND/OR ACTION CONCERNING THE SCHEDULE OF REGULAR MEETINGS OF THE PLANNING AND ZONING COMMISSION FOR CALENDAR YEAR 2012**

A motion was made by Mr. Marr and seconded by Mrs. Merchant to approve the schedule of regular meetings of the Planning and Zoning Commission for calendar year 2012.

AYES: MARR, HILDERBRAND, MERCHANT, MITCHUSSON, PARROT  
 NAYS: NONE

**7. DISCUSSION AND/OR ACTION CONCERNING KENNEL REGULATIONS**

Draft kennel regulations were discussed. Corrections and additions were made to the draft.

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

The following report was presented:

**Zoning compliance Permits for November 2011** - 8 New Zoning Compliance Permits for the month of November

**Zoning compliance permits finalized** - 1 finalized

**Total number of Conditional Zoning compliance permits on file** - 47 up from 39

**Progress on zoning compliance permits over the last month** – 8 new permits

**Dilapidated manufactured homes** - 3 of the 4 manufactured homes previously being demolished are nearly done 3 more are in the process of being demolished

**Dog problems throughout the Town** - Very few complaints about dogs in the last month. One location has become a problem area for feral cats

**Total number of active code case files** - 43 down from 49 (6 cases resolved)

**Progress on code cases over the last month** - 3 more dilapidated MHs are being demolished and some code cases resolved

**Objectives and concerns** - There are still some areas that need to be mowed or brush hogged and we need to get some more brush piles burned.

**9. HEARING OF DELEGATIONS OR CITIZENS**

None

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

Mr. Marr inquired about Ballard's Restaurant closing.

Mrs. Blair commented that a trustee has asked to have on their next agenda an item about the use of property related to adult entertainment, bars, and abortion clinics.

**11. ADJOURN**

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

AYES: MARR, HILDERBRAND, MERCHANT, MITCHUSSON, PARROT

NAYS: NONE

Gary Marr  
CHAIRMAN

Marsha Blair  
CLERK (Attest)