MINUTES OF
METROPOLITAN AREA PLANNING COMMISSION
REGULAR MEETING OF
January 27, 2015

The Metropolitan Area Planning Commission held their regular meeting at 7:00 p.m. January 27, 2015, in the City Council Chambers, City of Bartlesville, City Hall, 401 S. Johnstone Avenue, Bartlesville, Oklahoma. The notice of meeting and agenda was filed in the City Clerk's office on January 22, 2015.

AGENDA ITEM NO 1 - CALL TO ORDER AND ROLL CALL. Mr. Halpin called the meeting to order at 7:00 p.m.
MAPC Members Present: Mr. Collins, Mr. Bretz, Mr. Halpin. MAPC Members Absent: Mr. Kane, Mr. Duncan
City Staff: Lisa Beeman, Community Development Director; Janie Gordon, Administrative Assistant

AGENDA ITEM NO 2 – Consider and Take Action on the Minutes of the Regular Meeting of December 16, 2014.

Mr. Collins made a motion to approve minutes as written. Mr. Bretz seconded the motion. Aye: Mr. Collins, Mr. Bretz, Mr. Halpin Nay: None. Abstain: None. Motion approved by a vote of 3-0.

AGENDA ITEM NO 3 – Consider and take action on election of a Vice Chairman. This item was tabled.

AGENDA ITEM NO 4 - CASE NO. PC-15-01-PP – Consider and take action on an application from Brad Pleima of Bartlett & West Inc., on behalf of Clear Lake, LLC., for Preliminary Plat Approval of a development to be known as Deerfield 3rd Addition, located north of Stonewall Drive and west of Jefferson Road, legally described as a portion of the S/2, SE/4, NW/4, of Section 20, T26N, R13E, of the Indian Meridian, Washington County, Oklahoma.

Ms. Beeman stated that this request is a continuation of the Deerfield Addition. There have been two previous additions, and this is the 3rd Addition. They are requesting to plat a 5.66-acre plot of ground into 12 single-family residential lots. This will be an extension of Turtle Creek Drive and end in a cul-de-sac. Utilities are already in place from the existing lots and they can be extended at cost to the developer to serve the new 12 lots. Construction plans have been submitted to engineering and are being reviewed. They have the option to begin installing the infrastructure and have it approved by the City. They could then go to the City Council for approval of a Final Plat. Alternatively, they could post a performance bond in the amount of 150% of the cost of the public improvements. They could then file the Final Plat and start lot sales at the same time they are installing the infrastructure. Either option they decide to pursue, the plat will have to go before the City Council for final approval.

Mr. Duncan arrived at 7:03 p.m.

Access will be from the extension of Turtle Creek Drive. A 4-foot sidewalk is required along both sides of the Turtle Creek Drive. Pathfinder runs through the subdivision, but will not be impacted by the development. There is a fee-in-lieu of detention of storm water and park fees have been satisfied.

Staff recommends approval of the preliminary plat subject to the following condition:
1. All development fees must be paid prior to final plat being released for recordation.

In accordance with the Zoning Regulations, a sign was posted on the site. Shelley Charles was present to represent the application. Matt Roark was present to answer questions regarding the 2nd phase of the addition.

Mr. Collins made a motion to approve PC-14-19-RZ/PUD/SDP, with the following staff conditions:
1. All development fees must be paid prior to final plat being released for recordation.

Mr. Duncan seconded the motion. Aye: Mr. Duncan, Mr. Bretz, Mr. Collins, Mr. Halpin. Nay: None. Abstain: None. Motion approved by a vote of 4-0.

AGENDA ITEM NO. 5 – NEW BUSINESS: Ms. Beeman provided an update on the status of the Metropolitan Area Planning Commission and the possible formation of a City Planning Commission

AGENDA ITEM NO. 6- Citizens to be Heard. There were no citizens to be heard.

AGENDA ITEM NO. 7 – Adjournment. There being no further business, the meeting was adjourned at 7:15 p.m.

Dennis Halpin, Chairman