

Agenda

Meeting of The

Bixby Board of Adjustment

116 West Needles, Bixby, Oklahoma 74008

April 18, 2022, at 6:00 P.M.

Call to Order
Chairman

Murray King

Roll Call
Secretary

Donna Crawford

Public Hearing

1. Minutes of the December 6, 2021 Meeting
2. Special Exception– BXBA-22.01, Applicant: Michelle Gerken

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board April 14, 2022 on or before 5:00p.m., at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully Submitted,

Donna Crawford, Asst. City Planner

Persons who require a special accommodation to participate in this meeting should contact Assistant City Planner Donna Crawford, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: dcrawford@bixbyok.gov as far in advance as possible and preferably at least 48- hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

City of Bixby Board of Adjustment Meeting Minutes

City Hall Municipal Building
116 W Needles, Bixby, OK 74008

December 6, 2021 6:00 P.M.

The agenda for the regularly scheduled meeting of the Bixby Board of Adjustment was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on December 3, 2021 on or before 5:00 p.m.

Mr. Murray King-Chairman, called the meeting to order at 6:00 pm.

Roll Call taken

Members Present

Murray King

Jeff Sloan

Richard Altmann

Jim Powell

Other Staff present was Carolyn Back, Director Development Services

Members Absent

JR Donelson

Public Hearing

Mr. King said Item #1 on the Agenda is:

Approval of Minutes of the November 1, 2021 regular meeting

Mr. King asked for a motion to approve November 1 meeting minutes, Mr. Powell made motion to approve, seconded by Mr. Altmann

Yes: King, Altmann, Powell

Abstain: Sloan

No: None

Motion carried to Approve minutes of November 1, 2021 meeting minutes

Mr. King said Item #2 on the Agenda is:

BXBA-21.10 Spartan Construction Variance

Mr. King noted that Spartan Construction has not arrived and will move the item to #3, to give the applicant time to arrive.

Mr. King said item #3 (now item 2) on the Agenda is:

BXBA-21.09 Brumble Construction Variance

Mr. King asked Ms. Beck to read the staff report. When the staff report had been read, Mr. King asked if the applicant was present, Mr. Brumble acknowledged his presence.

Mr. King asked if there were any questions, if not Mr. King asked for a motion, Mr. Altmann made motion to delay, seconded by Mr. Powell

Yes: Altmann, King, Powell, Sloan

No: None

Abstain: None

Mr. King noted that Spartan Construction had not arrived. Mr. King asked for a motion to continue to next meeting, seconded by Mr. Altmann

Yes: Altmann, Powell, King, Sloan

No: None

Abstain: None

No Old Business to discuss

New Business: Mr. Altmann asked Ms. Back who would be the person to contact regarding the frequency of building and utility easement encroachments coming before this body. Discussion ensued regarding ongoing conversations between Staff on solutions to Mr. Altmann's and other board members who have the same concerns.

Motion made by Mr. King to adjourn, seconded by Mr. Altmann

Meeting adjourned at 6:30pm



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Board of Adjustment

From: Donna Crawford, Assistant City Planner

Date: Monday April 18, 2022

RE: BXBA 22.01 – Special Exception to allow for a business to be operated from the residence.

Location: 225 East McKennon Avenue Bixby, OK 74008
Platted: Lots 1, 2, & 3, Block 2, Midland Addition

STR: Section 24, Township 17N, Range 13E

Project: Michelle Gerken Special Exception

Applicant: Michelle Gerken

Description:

The applicant has applied for a Special Exception to operate a business in the Residential (RS-3) Single-Family district.

In the City of Bixby Zoning Code a Special Exception can be requested to allow the use when not designated and regulated within the permitted use provisions of the zoning district.

The Board of Adjustment may grant a Special Exception after finding that:

1. Special Exception uses as designated and regulated within the permitted uses provisions of the zoning districts.

Provided, that the Board, in granting a Special Exception, shall prescribe appropriate conditions and safeguards if they deem necessary to enforce.



Exhibit 1: City of Bixby Zoning Map

Existing Zoning; Use:

(RS); Residential Single-Family lot; Single-Family dwellings

Abutting Zoning; Uses:

(RS); Single-Family; Residential Single-Family dwellings

Public Comments: No comments were received at the time of writing this Staff Report.

Staff Comments: With the approval of the mixed-use development “151 Flats” on the north side of East 151 Street, this may allow future expansion of commercial uses.

Staff Recommends approval of the Special Exception for the reason that this use should not cause a substantial detriment to the public good or impair the purposes, spirit and intent of the Zoning Code or Comprehensive Plan.

Variance Action of the Board:

The Board of Adjustment shall hold the hearing and, upon the concurring vote of three (3) or more members, may grant the Special Exception after finding that:

1. The Special Exception will be in harmony with the spirit and intent of this title, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Provided, that the Board, in granting a Special Exception, shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may be deemed necessary to enforce compliance with the conditions attached.

Sample Motion:

In BOA Case BXBA-22.01 I move that we (approve/deny) a Special Exception in the Residential (RS-3) Single-Family District, with the following conditions:

Exhibits:

Exhibit 1: City of Bixby Zoning Map

Attachments:

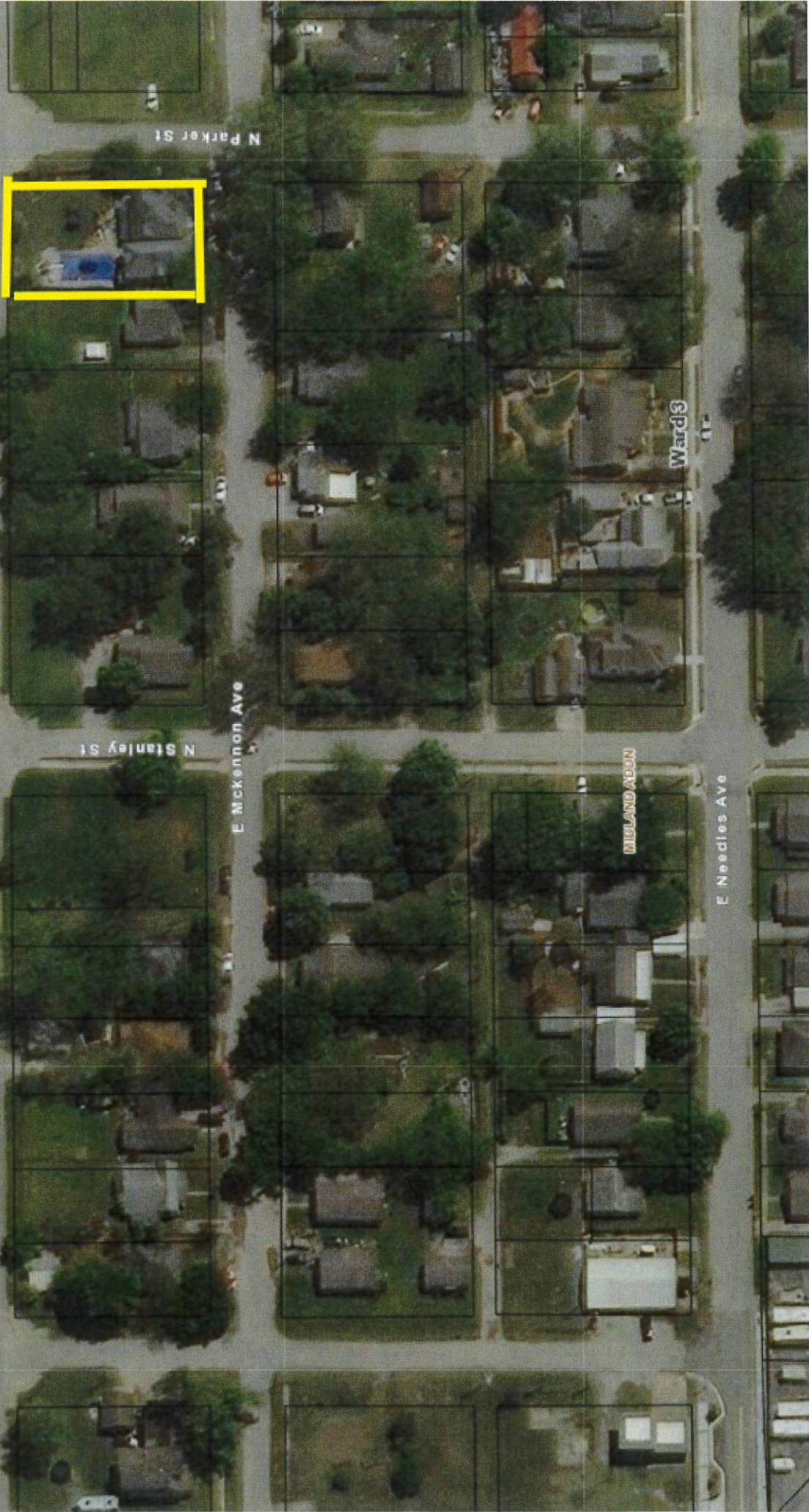
Exhibit A: Aerial View

Exhibit B: Comp Plan Land Use

E 151 ST-S

CONCESSION

E 151 ST-S



N Parker St

N Stanley St

E McKennon Ave

Ward 3

MELAND ADON

E Needles Ave

