



City of Bixby Board of Adjustment Meeting Agenda

Tuesday, January 16, 2024

6:00 PM

**Municipal Building
116 W. Needles Ave., Bixby,
OK 74008**

Call to Order

Chairman

Roll Call

Secretary

Oath of Office

Consent Agenda

- 1) Consider and/or approve the minutes of the October 16, 2023, Board of Adjustment Meeting.

Public Hearing

- 1) Discussion, consideration, and possible vote to approve (BXBA 24.01) a variance to allow a reduction in the parking requirements from twenty-five (25) spaces to eight (8) for SME Kubota, located at 6911 East 151st Street South, Bixby, Oklahoma.
- 2) Discussion, and possible vote to appointment a Chair and Vice-Chair for the City of Bixby's Board of Adjustment.

Old Business

New Business

Adjourn

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of January 12, 2024, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby Oklahoma.

Respectfully Submitted

Assistant City Planner Gwen Plante

Persons who require special accommodation to participate in this meeting should contact Assistant City Planner Gwen Plante: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: GPlante@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.

BIXBY BOARD OF ADJUSTMENT MINUTES

Monday | October 16, 2023 | 6:00 PM

City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:15 PM

Roll Call was taken

MEMBERS PRESENT: Kaylin Coody
Jason Mohler
Mike David
Paul Blair

MEMBERS ABSENT: Jeff Sloan

STAFF PRESENT: Joey Wiedel, Director of Development Services
Gwen Plante, Assistant City Planner
Justin Dowd, City Engineer

Oath of Office

Municipal Judge Jason Rush, administered the Oath of Office to Paul Blair as a new member of the Board of Adjustment.

Consent Agenda

Board Member Mrs. Coody said Item #1 on the Consent Agenda is:

Consider and Approve Gwen Plante as Board of Adjustment Secretary.

Mrs. Coody asked for a motion to appoint Gwen Plante as the Board of Adjustment Secretary. Mr. Mike David made a motion to approve, seconded by Mr. Paul Blair.

Yes: Mohler, David, Blair, Coody

No: None

Abstain: None

Motion carried.

Public Hearing

Board Member Mrs. Coody said Item #1 on the Agenda is:

Approval of Minutes of the June 23, 2023, regular meeting

Mrs. Coody asked for a motion to approve the June 23, 2023 Special Meeting minutes. Mr. Jason Mohler made a motion to approve the minutes, seconded by Mr. Mike David

Yes: Mohler, David, Coody, Blair
No: None
Abstain: None
Motion carried.

Board Member Mrs. Coody said Item #2 on the Agenda is:

Discussion, consideration, and possible vote to approve the 2024 Board of Adjustment Calendar.

Board Member Mrs. Coody asked for a motion, and Board Member Mr. Mike David made the motion to approve the 2024 Board of Adjustment Calendar, Board Member Mohler seconded the motion.

Yes: Mohler, David, Coody, Blair
No: None
Abstain: None
Motion carried.

Old Business:

None

New Business:

Staff will be bringing to the next meeting an item to appoint the Chair and Vice Chair of the Board of Adjustment.

The meeting adjourned at 6:20 pm

Board of Adjustment

Secretary



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: Gwen Plante, Assistant City Planner
Date: January 16, 2024
RE: BXBA 24.01 – Variance Request
Location: 6911 East 15th Street South
STR: Section 15, Township 17N, Range 13E
Applicant: Select Design

Description:

The applicant is requesting a Variance to allow for fewer parking spaces than required per the City of Bixby Zoning Code from 25 spaces to 8 spaces, with one of those designated for handicapped use.

In Use Unit 17, Automotive and Allied Activities, the parking requirements are defined as:

Uses	Parking Spaces	Loading
Agriculture implements, automotive, camper, manufacture home, motorcycle, and, truck sales	1 per 600 sq. ft. of floor area, plus 1 per 1,000 sq. ft. of open-air display storage or service area	1 per 5,000 to 10,000 sq. ft. Plus 1 per each additional 15,000 sq. ft. of floor area
Auto Wash	n/a	n/a
Automobile rental and vehicle Repair	1 per 600 sq. ft. of floor Area	n/a

The existing Building size is 4,120 sq. ft. and the proposed expansion size is 6,690 sq. ft. for a total building size of 10,810 sq. ft.

In the City of Bixby Zoning Code, a Variance may be granted from the terms of Title 11 Chapter 4 Section 8 as will not cause substantial detriment to the public good or impair the spirit, purposes, and intent of this title, or the Comprehensive Plan, where by reason of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation,



Exhibit 1: Site Map

Existing Zoning; Use:

(CG); Commercial General, Equipment Rental and Sales

Abutting Zoning; Uses:

North: (AG) Agriculture; Vacant

East: (CS) Commercial Shopping; Fire Station

South: (AG) Agriculture; Cemetery

West: (AG) Agriculture; Large Residential Single-Family

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

Staff Comments:

Due to the nature of the business, staff supports a reduction of parking not less than one-half of the City Code requirement.