

A regularly scheduled meeting of the City of Claremore-Rogers County Metropolitan Area Planning Commission was called to order on Tuesday, November 15, 2011 at 4:00 P.M. by Newt Clements at the Claremore City Hall Complex, 104 S Muskogee Avenue, Claremore, OK.

Members Present: Clements, Highfill, Chancy, Green, Vancuren, Washburn, Shore.

Members Absent: Martin

Item# 1: Call to order. Quorum established.

Item# 2: Review and approve, amend or disapprove Minutes of November 1, 2011 meeting. Shore made a motion to approve with Green seconding. Shore, Green, Clements, Highfill, Chancy, Vancuren and Washburn voted yes. Motion approved 7-0.

Item# 3: Public hearing with discussion and possible action on the application for a change of zoning by McAfee Land LLC from AG to IM (formerly known as I3) for construction office/maintenance yard. LEGAL DESCRIPTION: The North 330' of the W2 SW SW of Section 21, Township 20 North, Range 15 East, Rogers County, OK. 5 acres more or less. ADDRESS: 2789 N 225th E AVE, Catoosa, OK 74015. David McAfee represented the item. The board members received a full size copy of the proposed site plan with elevation. McAfee stated they would like to have an office where they can house their large equipment. The building on the site plan is the largest building size that they would entertain building. McAfee stated he had hoped that this would not require an Industrial zoning, however this was the least restrictive zoning that would fit his needs for open air storage of heavy equipment. Susan Ballinger 22756 E Apache, Catoosa stated she is opposed stating that this is a residential area and semi sized trucks are not appropriate. Ballinger stated that their trucks are loud and dusty and the applicant has total disregard for neighbors. Ballinger stated they own property on Admiral Street, and the old "Rogers Terminal" off of highway 66 just North of Molly's Landing. Deborah Immell 3029 Spring ST, Catoosa stated she was representing the 40 owners and 86 buildings of Hamilton Crossing, which is a multi family housing complex within the City of Catoosa. Immell stated they require their residents to maintain a quiet living environment. Semi's traveling down 225th St creates a lot of noise and the road is not designed for this kind of heavy traffic. The board received letters from Kathy Kirk & Jeremiah Kirk 3032 N 225th E AVE, Catoosa. Scott Rogers 2861 N 225th E AVE, Catoosa. J. Tyler and Toni Lawrence 3052 N 225th E AVE, Catoosa all in opposition of the item. The letters expressed concern for residential area with children, property values and the degradation of the road due to the heavy trucks using 225th ST. J. Tyler and Toni Lawrence's letter also expressed that they live within a ¼ of a mile from this property and did not receive a letter notifying them of the proposed zoning change. Scott Rogers' letter stated he did not receive a letter notifying him of the proposed zoning changes. Green asked if the primary use will just be office and maintenance. McAfee confirmed that it would be just for an office and maintenance of heavy equipment and no concrete recycling will occur at this site. Green asked what the hours of operation would be. McAfee stated 7am to 5 or 6pm. Shore asked if there would be fuel storage on the site. McAfee stated no. Clements asked where McAfee owns other property. McAfee stated he owns property in Tulsa County and the old "Rogers Terminal" North of Molly's Landing. Clements asked what McAfee would do with the remaining 15 acres of property. McAfee stated his plan is to build his personal home. Green asked about screen fencing. McAfee stated he plans on putting up a concrete type screen fencing that is typically seen around residential subdivisions. DeLozier stated that if approved,

McAfee would have to screen fence against any property that is zoned residential. Vancuren asked how many vehicles the company has. McAfee stated they have 5 tractor trailers, two large trucks, and ten to fifteen pieces of large equipment. Green asked if they will be performing any kind of work at this particular site. McAfee stated they will not be doing any kind of work other than maintenance on their equipment on this site. Green made a motion to approve with Shore seconding. Green, Shore, Highfill, and Washburn voted yes. Chancy, Clements, and Vancuren voted no. Motion approved 4-3. This item will go before the County Commissioner's on Monday, November 21, 2011 at 9:00am.

Item# 4: New Business: Discussion and possible action with respect to any matter not known about or which could not have been reasonably foreseen prior to the time of the posting of the agenda. NONE.

Item# 5: Adjournment. Chancy made a motion to adjourn with Vancuren seconding. Chancy, Vancuren, Highfill, Clements, Shore, Green, and Washburn voted yes. Motion approved 7-0. Meeting adjourned at 4:28pm.

Magan Green, Director