

TULSA METROPOLITAN AREA PLANNING COMMISSION  
 MINUTES of Meeting No. 1431  
 Wednesday, November 17, 1982, 1:30 p.m.  
 Langenheim Auditorium, City Hall  
 Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Hennage, 2nd Vice-Chairman	Freeman	Chisum	Linker, Legal Department
Higgins	Gardner	Compton	
Kempe, 1st Vice-Chairman	Hinkle	Gardner	
Parmeale, Chairman	Young	Wilmoth	
Petty, Secretary	Inhofe		
Rice			

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, November 16, 1982, at 9:51 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmeale called the meeting to order at 1:30 p.m.

MINUTES:

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmeale, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") to approve the minutes of November 3, 1982 (No. 1429).

SUBDIVISIONS:

Park Meadows Addition (1613) NW corner of 96th Street North and U. S. #75 (RS)

The Staff presented the plat with the applicant present, as well as interested parties from the Sperry School District.

This plat has a sketch plat approval, dated June 24, 1982. Since that date, the applicant has obtained permission from the Board of Adjustment (Case No. 262) to place mobile homes on individual lots in an RS District. The Board has required the applicant to present the final plat to that Body to show no more than 165 mobile home lots and conditions in the covenants regarding permanent foundations and other considerations. THEREFORE; THIS IS ADDED AS A CONDITION ON THE PLAT, THAT THE FINAL PLAT BE REVIEWED BY THE BOARD OF ADJUSTMENT PRIOR TO ITS RELEASE BY THE TMAPC FOR FILING.

In addition to the Board of Adjustment requirements, P.S.O. has previously advised that their transmission line right-of-way is 100 feet wide. It will be the responsibility of the developer's engineer to accurately locate this easement. If there are fences under the right-of-way, they must be grounded. (This is a line carrying 138,000 volts and 345,000 volts.) If any landscaping is done under these lines, it must be low growth planting.

In review of the current submittal for preliminary approval, the Staff notes the following:

Park Meadows Addition (continued)

- (a) Since the area at the NW corner intersection of 96th Street and Highway #75 is not included in the legal description of the plat and appears to have been purchased by the Highway Department, the applicant should determine if abutting access rights were purchased also. This will have a definite bearing on access points and the street that intersects 96th Street. If this is all existing right-of-way, then the extra right-of-way lines for 96th Street and the north/south street should be eliminated. Limits-of-no-access should be shown along the east boundary of the plat.
- (b) There are numerous omissions on the plat including street widths, corner radii, street names and dimensions of easements and building lines. On the other hand, the plat contains many more side lot bearings than are necessary. If the bearings are all the same within the block, only the end lots need have that information, or those lots that are not perpendicular to the street right-of-way or back lot lines.
- (c) The plat should contain standardized language for drainageways and their maintenance. Also, the language for maintenance of the sewage lagoon should meet the approval of the Health Department. These provisions should be separated from private deed restrictions within the covenants and not be subject to any expiration dates.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Park Meadows Addition, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") to approve the Preliminary Plat for Park Meadows Addition, subject to the following conditions and BOA approval of the final plat:

1. Identify all streets and show corner radius of 25' or 3', as applicable. Identify the 1/2 section and 1/4 section corners for reference. Also change "Block 6 to Lot 10".
2. Dimension all utility easements. Show "Limits-of-no-access" along U. S. Highway #75. Also show access points for the commercial lot in accord with recommendations of the County Engineer. (Also see Staff comments above.)
3. Show 50' (100' from the centerline) building line on commercial lot, on 96th and a 25' building line on the side street.
4. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
5. Water plans shall be approved by Washington County RWD #3 prior to release of the final plat.

Park Meadows Addition (continued)

6. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the County Commission. (Show drainage easements as required.)
7. Street names shall be approved by the County Engineer. Show on the plat as required.
8. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
9. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department.
10. The method of water supply and plans therefore, shall be approved by the City-County Health Department.
11. The key or location map shall be complete. (Identify exterior streets and U. S. Highway #75.)
12. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
13. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
14. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Columbia Place Addition (PUD #295) (3293) South of the SE corner of 51st Street and South Columbia Place (RD, RM-T)

The Staff presented the plat with the applicant represented by David Sanders.

NOTE: This plat had a "PUD Site Plan Review" by the Technical Advisory Committee, subject to conditions.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Columbia Place Addition, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") to approve the Preliminary Plat for Columbia Place Addition, subject to the following conditions:

1. Developer should provide adequate room for utility services and/or easements. (Some structures appear very close. Allow room for standard easements.)

Columbia Place Addition (PUD #295) (continued)

2. Developer should assure himself that adequate room is provided for vehicles on the driveways as shown. (Including fire trucks, garbage trucks and emergency vehicles, as well as passenger cars.)
3. All conditions of PUD #295 shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
4. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
5. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
6. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required?)
9. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
10. Street names shall be approved by the City Engineer. Show on plat as required, and not "private street".
11. All adjacent streets and/or widths thereof, should be shown on the final plat. (Show tie to 51st Street.)
12. The key or location map shall be complete. (Show Brittany Square)
13. Provide for maintenance of Lot 22 and describe its use; except if from building restrictions, etc.
14. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
15. All (other) Subdivision Regulations shall be met prior to the release of the final plat.

Mill Creek Bridge Addition (PUD #294) (2283) 9500 Block of west side of South  
Sheridan Road (RS-3)

The Staff presented the plat with the applicant represented by Dave Sanders of Sisemore Survey, as well as some of the adjacent homeowners in Mill Creek Pond Addition.

NOTE: This plat has a Sketch Plat approval, subject to conditions. It was noted that the Planning Commission had previously waived the Subdivision Regulations requiring conformance with the Major Street and Highway Plan as it pertains to PUD #294 and Mill Creek Bridge. The traffic Engineer recommended that 95th Place at Sheridan Road be shown as a cul-de-sac to allow better separation of street intersections on the arterial. (This was not a new recommendation, since this recommendation was also included in the previous review on August 18, 1982.) If this street is a cul-de-sac, then a restricted water line easement will also be needed.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Mill Creek Bridge Addition (PUD #294), subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") to approve the Preliminary Plat for Mill Creek Bridge Addition, subject to the following conditions:

1. All conditions of PUD #294 shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines. Provide easement rights in private street system.
3. Water plans shall be approved by the Water and Sewer Department prior to the release of the final plat.
4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to the release of the final plat. (RMUA approval required)
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
8. Show proposed expressway on location map.

Mill Creek Bridge Addition (continued)

9. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be on the plat on any wells not officially plugged.)
10. The restrictive covenants and deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.)
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Myrtlewood Addition (2883) 106th Street and South Louisville Avenue (RS-1)

The Staff presented the plat with the applicant not represented.

NOTE: This plat has a SKETCH PLAT approval, subject to conditions.

It should be clear what the "sub-lot" is and what it will be used for, (define or eliminate). The Staff preferred that it be eliminated, indicated it would be added to Lot 1.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Myrtlewood Addition, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") to approve the Preliminary Plat of Myrtlewood Addition, subject to the following conditions:

1. Percolation test results should be furnished to the Health Department with preliminary plat. Furnish Health Department with calculations or square-footages on each lot.
2. Show a tie dimension to a 1/4 corner or dedicated street for references.
3. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines. (Show O.N.G. easement on Louisville Avenue.)
4. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Water line will need to be tied through to the east to 107th Street.)
5. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).

Myrtlewood Addition (continued)

6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer (if required).
7. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission. (Need on-site detention.)
8. Street names shall be approved by the City Engineer. Show as "private" with name on plat as required.
9. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
10. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department.
11. The owner or owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. (This information to be included in restrictive covenants.)
12. The key or location map shall be complete. (Show this plat.)
13. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
14. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
15. All other Subdivision Regulations shall be met prior to release of the final plat.

Timber Springs Addition (983) West side of South Yale Avenue, South of 71st Street (OM)

The Staff presented the plat with the applicant not represented.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Timber Springs Addition, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") to approve the Preliminary Plat of Timber Springs Addition, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. (17½' on Yale) Existing easements should be tied to, or related to property and/or lot lines.

Timber Springs Addition (continued)

2. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (if required)
3. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
4. Access points shall be approved by the City and/or Traffic Engineer. (The north access is O.K. The south one needs to be re-located to avoid conflict with 73rd Street -- subject to review with the Traffic Engineer.)
5. Show tie dimension to section corner at 71st Street and Yale Ave.
6. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
7. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
8. A "letter of assurance" regarding installation of improvements shall be submitted prior to the release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
9. All Subdivision Regulations shall be met prior to release of the final plat.

For Final Approval and Release:

Lagniappe Inn (183) South side of East 61st Street, East of Memorial Drive  
(CS)

The Staff advised the Commission that all approval letters had been received and final approval and release was recommended.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmele, Petty, and Rice, "aye"; no "nays"; no "abstentions"; Gardner, Freeman, Hinkle, Young, and Inhofe, "absent") to approve the final plat of Lagniappe Inn and release same as having met all conditions of approval.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15622 (2293) William E. Whitaker, Jr. & JoAnna  
15623 (2194) Howard Good  
15624 (1182) Johnnie E. & Nettie M. Robinson



Lot-Splits for Ratification of Prior Approval (continued)

L-15625 (1794) Michael C. Walter & Leo M.  
15626 (2903) Floyd F. & Nina Cooper  
15628 (1392) L & S Development Corp.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") that the approved lot-splits listed above be ratified.

Lot-Split For Waiver:

L-15609 Mary Lemons (3523) NW corner of 131st Street North and North  
Memorial Drive (AG)

This is a request to split approximately five (5) acres into two (2) equal size tracts. Records indicate the south 30' has already been dedicated for East 131st Street North, but the necessary right-of-way on North Memorial is still needed. (Applicant has not requested waiver of the Major Street Plan requirement.) The Staff sees no objection to the split, but if the applicant would split this tract into east and west halves no waiver would even be necessary, since it would meet all Zoning and Subdivision Regulations, as well as providing a more usable shaped tract of land. Approval of the lots, as presented, will require both Health Department approval and Board of Adjustment approval. A split into east and west halves would only require Health Department's approval.

The Technical Advisory Committee and Staff recommended approval of L-15609, subject to the following conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") to approve L-15609, subject to the following conditions:

- (a) Health Department's approval of septic systems for each lot, and,
- (b) Board of Adjustment approval of frontages of 135' and 165' in an AG District.



CONTINUED ZONING PUBLIC HEARING:

Application No. PUD 298 Present Zoning: (AG)  
Applicant: Bernier (Charles)  
Location: 91st Street and South 91st East Avenue

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Date of Application: September 2, 1982  
Date of Hearing: November 17, 1982  
Size of Tract: 120 acres

Presentation to TMAPC by: Charles Norman Phone: 583-7571  
Address: 909 Kennedy Building, Suite 1100

Staff Recommendation:

The Planned Unit Development Number 298 is located north of 91st Street and halfway between South Memorial Drive and Mingo Road. It is approximately 120 acres in size, the TMAPC had recommended a combination of RD and RS-3 zoning, and the applicant is requesting the PUD supplemental zoning to allow for a variety of residential uses.

The Staff has reviewed the applicant's Outline Development Plan and find that the project can be developed without the requested RD zoning by using the RS-3 duplex exception bulk and area requirements. The Staff can support the increased density in this area under the duplex exception procedure for the following reasons:

1. 1/4 of the section is devoted to a golf course.
2. A high percentage of the section is floodplain and nondevelopable.
3. A substantial portion of the subject property abuts a nonconforming business which would justify duplex zoning.

All of these physical factors will hold the densities in line with the Development Guidelines for a given mile section.

Therefore we would recommend approval of the project being developed under the RS-3 zoning given the following conditions:

- 1) That the applicant's Text and Plan be made conditions of approval, unless modified herein.
- 2) That the applicant follow through with RS-3 zoning on the entire tract.
- 3) General Development Standards:

Gross Area: 120 acres  
Total Number of Units: 924 units  
Minimum Livability Space: 53.03 acres

Permitted, but unused dwelling units within any tract may be transferred to Tracts I and II only, subject to TMAPC approval.

Sign for each development area shall be in accordance with Section 420.2 (d) (2).

- 4) Specific Development Standards:

TRACT I

Land Area (Gross): 1,844,000 sq. ft. 42.33 acres  
(Net): 938,000 sq. ft. 21.53 acres

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PUD #298 (continued)

Permitted Uses: Attached residential dwelling units and customary accessory uses such as off-street parking, pools, tennis courts, laundry and storage facilities, jogging paths, open space areas and drainageways.

Maximum Number of Dwelling Units: 388 units  
Maximum Building Height: 35 ft.  
Off-Street Parking: As required by Use Unit #8.  
Perimeter Yards: As required in the RM-0 District.  
Minimum Livability Space Per Dwelling Unit 600 sq. ft.

TRACT II

Land Area (Gross): 850,000 sq. ft. 19.51 acres  
(Net): 792,000 sq. ft. 18.18 acres

Permitted Uses: Attached residential dwelling units and customary accessory uses such as off-street parking, pools, tennis courts, laundry and storage facilities, jogging paths, open space areas and drainageways.

Maximum Number of Dwelling Units: 218 units\*  
Maximum Building Height: 35 ft.  
Off-Street Parking: As required by Use Unit #8.  
Perimeter Yards: As required in the RM-0 District.  
Minimum Livability Space Per Dwelling Unit: 1,200 sq. ft.

\*No building may contain more than eight (8) dwelling units.

TRACT III

Land Area (Gross): 1,364,000 sq. ft. 31.31 acres  
(Net): 1,184,000 sq. ft. 29.57 acres

Permitted Uses: Attached residential dwelling units and customary accessory uses such as off-street parking, pools, tennis courts, laundry and storage facilities, jogging paths, open space areas and drainageways.

Maximum Number of Dwelling Units: 236 units\*  
Maximum Building Height: 35 ft.  
Off-Street Parking: As required by Use Unit #8.  
Perimeter Yards: As required in the RM-T District.  
Minimum Livability Space Per Dwelling Unit: 2,000 sq. ft.

\*No building may contain more than six (6) dwelling units.

TRACT IV

Land Area (Gross): 1,169,200 sq. ft. 26.841 acres  
(Net): 897,200 sq. ft. 20.59 acres  
Permitted Uses: Detached single-family residences.  
Maximum Number of Dwelling Units: 82 units  
Minimum Lot Size: 6,900 sq. ft.  
Maximum Building Height: 35 ft.  
Off-Street Parking: As required by Use Unit #6.  
Perimeter Yards: As required in the RS-3 District  
Minimum Livability Space Per Dwelling Unit: 4,000 sq. ft.

- 5) That no building permit shall be issued until a Detail Site Plan has been approved, by Development Tract.
- 6) That a Detail Landscape Plan be submitted to, and approved by the TMAPC prior to occupancy, by Development Tract.
- 7) That a Homeowner's Association be established now or in the future, if units are to be sold, to maintain all common areas, including drives and floodplain areas.
- 8) That no building permit shall be issued until the property has been included within a subdivision plat submitted to, and approved by TMAPC, and filed of record in the County Clerk's Office, incorporating within the restrictive covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

Mr. Charles Norman represented the applicant and had no objections to the Staff Recommendation. He will be amending zoning application Z-5758 during the hearing before the City Commission to delete the recommended 25 acres of duplex zoning which the Planning Commission previously recommended for approval, so the entire 120 acres would be zoned RS-3. By approaching the development program with an RS-3 duplex exception PUD, it is not necessary to zone any of the tract RD. This is a difficult tract to develop because there is 95 acres in the south-half that is within the floodplain and several easements cross the tract. The parcels to be developed are truly isolated by major floodplains that he doubts will be crossed by bridges. It is the intention to leave the floodplain area in a natural state with clearing of the underbrush only.

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of RICE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for PUD, subject to the conditions set out in the Staff Recommendation:

The NE/4 of the SW/4 and the W/2 of the SE/4 of Section 13, Township 18 North, Range 13 East, Tulsa, Tulsa County, Oklahoma.

OTHER BUSINESS:


PUD #187-3 - Oliver - Lot 18, Block 7, Shadow Mountain Addition

Mr. Compton advised the Commission that the applicant wishes to withdraw this application and is requesting a refund of fees. The applicant was not instructed to file this application by the Building Inspector or the INCOG Staff. When research was done on the application, the Staff discovered the amendment was not needed.

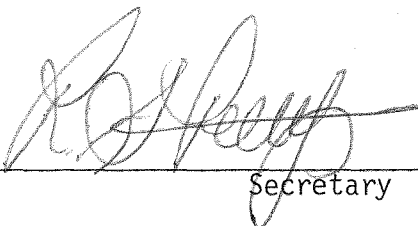
On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Hinkle, Young, Inhofe, "absent") to withdraw this application and refund the \$25 application fee.

There being no further business, the Chair adjourned the meeting at 1:55 p.m.

Date Approved 12-1-82

  
\_\_\_\_\_  
Chairman

ATTEST:

  
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Secretary