

AGENDA



NOTICE OF REGULAR MEETING CITY OF CLAREMORE-ROGERS COUNTY METROPOLITAN AREA PLANNING COMMISSION

A regular meeting of the City of Claremore-Rogers County Metropolitan Area Planning Commission will be held on Wednesday, September 17, 2019 at 4:00 P.M. in the Claremore City Council Chambers at 104 S. Muskogee Avenue, Claremore, Oklahoma 74017.

AGENDA

Item# 1: Call to Order. Roll Call to establish quorum. Determine that Notice of Meeting and Agenda were properly posted in accordance with the Oklahoma Open Meeting Act.

Item #2: Pledge of Allegiance

Item #3: Invocation

Item# 4: Review and approve, amend or disapprove Minutes of the Regular Meeting of August 6, 2019.

Item # 5: Election of Chairman to fill open position through 12/31/19.

Item# 6: 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 posting of the agenda.

Item# 7: Public hearing with discussion and possible action on the request for ZONING CHANGE from AG (Agricultural) to RST-60 (Residential Manufactured Home). That the intended use of the property, after rezoning, is for Residential Lot Split, contingent on the approval of the Board of County Commissioners. CASE # 2250.

APPLICANT: Curtis and Marilyn Sampley

LOCATION: 23252 S. 4120 Road, Claremore, Ok 74019

LEGAL DESCRIPTION: PARENT TRACT: THE NE/4, SE/4, NE/4, OF SECTION 26, TOWNSHIP 21, NORTH, RANGE 15 EAST OF THE I. B. & M.

TRACT 1: BEGINNING AT THE NORTHEAST CORNER OF SAID NE/4 SE/4 NE/4; THENCE S01°17'15"E A DISTANCE OF 117.01 FEET; THENCE S88°42' 45 "W A DISTANCE OF 626.13 FEET; THENCE S01°17'15"E A DISTANCE OF 539.60 FEET; THENCE S88°42'27"W A DISTANCE OF 33.91 FEET; THENCE N01°17'15"W A DISTANCE OF 657.33 FEET; THENCE N88°46'28"E A DISTANCE OF 660.02 FEET TO THE POINT OF BEGINNING. CONTAINING 2.20 ACRES MORE OR LESS.

TRACT 2: BEGINNING 117.01 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NE/4 SE/4 NE/4; THENCE S01°17'15"E A DISTANCE OF 396.56 FEET; THENCE S88°42'45"W A DISTANCE OF 626.13 FEET; THENCE N01°17'15"W A DISTANCE OF 208.71 FEET; THENCE N88°42'45"E A DISTANCE OF 626.13 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES MORE OR LESS.

TRACT 3: BEGINNING 325.72 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NE/4 SE/4 NE/4; THENCE S 01°17' 15" E A DISTANCE OF 330.84 FEET; THENCE S88°42'27"W A DISTANCE OF 660.02 FEET; THENCE N01°17'15"W A DISTANCE OF 330.89 FEET; THENCE N88°42'45"E A DISTANCE OF 626.13 FEET TO THE POINT OF BEGINNING. CONTAINING 4.76 ACRES MORE OR LESS.

Item# 8: Public hearing with discussion and possible action on the request for ZONING CHANGE from AR (Agricultural Residential) to AG (Agricultural) on a 10-acre tract (5 ACRES IN PLANNING COMMISSION). That the intended use of the property, after rezoning, is for Agricultural use, contingent on the approval

of the Board of County Commissioners along with annexing the whole parcel into the Planning Commission jurisdiction.

CASE # 2251.

APPLICANT: Charles Lawrence

LOCATION: 30840 S. 4200 Road, Inola, Ok 74036

LEGAL DESCRIPTION: A TRACT OF LAND IN A PART OF THE E/2 OF SE/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST OF THE I.B.&M., ROGERS COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID E/2 OF SE/4; THENCE S 01 DEGREES 22'09" E ALONG THE WEST LINE THEREOF A DISTANCE OF 1022.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 01 DEGREES 22'09" E A DISTANCE OF 525.00 FEET; THENCE N 88°36'54" E PARALLEL TO THE SOUTH LINE OF SAID E/2 OF SE/4 A DISTANCE OF 1244.79 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ACCESS ROAD TO STATE HIGHWAY NO. 412 (FORMERLY STATE HIGHWAY NO. 33); THENCE N 07°41'55" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 130.06 FEET; THENCE N 01°21'30" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET; THENCE N 15°20'27" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 104.40 FEET; THENCE N 01°21'30" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 195.74 FEET; THENCE S 88°36'54" W PARALLEL TO THE SOUTH LINE OF SAID E/2 OF SE/4 A DISTANCE OF 1260.52 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT A TRACT OF LAND IN THE NE/4 OF SE/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST OF THE L.B.&M., ROGERS COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 OF SE/4; THENCE S 01° 22'09" E ALONG THE WEST LINE THEREOF A DISTANCE OF 1022.63 FEET; THENCE N 88°36'54" E AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 760.52 FEET TO THE POINT OF BEGINNING; THENCE S 01 DEGREES 21'30" E AND PARALLEL WITH THE EAST LINE OF SAID NE/4 OF SE/4 A DISTANCE OF 262.50 FEET; THENCE N 88°36'54" E AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 479.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE NORTH-SOUTH ACCESS ROAD TO STATE HIGHWAY #412; THENCE N 15°20'27" E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 69.71 FEET; THENCE N 01°21'30" W A DISTANCE OF 195.74 FEET; THENCE S 88°36'54" W A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING.

Item# 9: Public hearing with discussion and possible action on the request for ZONING CHANGE from RST-60 (Manufactured Residential 60,000 sq. ft.) to RST-40 (Manufactured Residential 60,000 sq. ft.). That the intended use of the property, after rezoning, is for Residential Lot Split, contingent on the approval of the Board of County Commissioners.

CASE # 2252.

APPLICANT: Terry Garrison

LOCATION: 13970 S. 4070 Road, Oologah, Ok 74053

LEGAL DESCRIPTION: Parent Tract: THE SE/4, SE/4, SE/4 SE/4 OF SECTION 1, TOWNSHIP 22 NORTH, RANGE 14 EAST OF THE I, B, & M., ROGERS COUNTY, STATE OF OKLAHOMA.

TRACT 1: THE NE/2 OF THE SE/4, SE/4, SE/4 SE/4 OF SECTION 1, TOWNSHIP 22 NORTH, RANGE 14 EAST OF THE I, B, & M., ROGERS COUNTY, STATE OF OKLAHOMA.

CONTAINING 1.25 ACRES, MORE OR LESS.

TRACT 2: THE S/2, SE/4, SE/4, SE/4, SE/4 OF SECTION 1, TOWNSHIP 22 NORTH, RANGE 14 EAST OF THE I, B, & M., ROGERS COUNTY, STATE OF OKLAHOMA.

Item# 10: Public hearing with discussion and possible action on the request for ZONING CHANGE from AG (Agricultural) to RS-60 (Residential 60,000 sq. ft.). That the intended use of the property, after rezoning, is for Residential Lot Split, contingent on the approval of the Board of County Commissioners.

CASE # 2253

APPLICANT: Kyle Smalygo

LOCATION: 4800 E. 410 Rd., Oologah, OK 74053

LEGAL DESCRIPTION: PARENT TRACT: THE W/2 OF THE W/2 OF GOVERNMENT LOT 1 IN SECTION 6, TOWNSHIP 22 NORTH, RANGE 15 EAST OF THE I.B.&M., ROGERS COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT 1: A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF THE WEST HALF (W/2) OF GOVERNMENT LOT ONE (1) OF SECTION SIX (6), TOWNSHIP TWENTY TWO (22) NORTH, RANGE FIFTEEN (15) EAST OF THE I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 6; THENCE SOUTH 88°55'16" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 989.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°11'58" EAST ALONG THE EAST LINE OF THE W/2 OF THE W/2 OF GOVERNMENT LOT 1 A DISTANCE OF 700.69 FEET; THENCE SOUTH 88°55'16" WEST 329.80 FEET; THENCE NORTH 01°10'24" WEST ALONG THE WEST LINE OF GOVERNMENT LOT 1 A DISTANCE OF 700.69 FEET; THENCE NORTH 88°55'16" EAST A DISTANCE OF 329.48 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS AN AREA OF 5.30 ACRES.

TRACT 2: A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF THE WEST HALF (W/2) OF GOVERNMENT LOT ONE (1) OF SECTION SIX (6), TOWNSHIP TWENTY TWO (22) NORTH, RANGE FIFTEEN (15) EAST OF THE I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 6; THENCE SOUTH 88°55'16" WEST ALONG THE NORTH LINE THEREOF 989.98 FEET; THENCE SOUTH 01°11'58" EAST ALONG THE EAST LINE OF THE W/2 OF THE W/2 OF GOVERNMENT LOT 1 A DISTANCE OF 700.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°11'58" EAST 330.12 FEET; THENCE SOUTH 88°55'16" WEST 329.95 FEET; THENCE NORTH 01°10'24" WEST ALONG THE WEST LINE OF GOVERNMENT LOT 1 A DISTANCE OF 330.12 FEET; THENCE NORTH 88°55'16" EAST A DISTANCE OF 329.80 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS AN AREA OF 2.50 ACRES.

TRACT 3: A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF THE WEST HALF (W/2) OF GOVERNMENT LOT ONE (1) OF SECTION SIX (6), TOWNSHIP TWENTY TWO (22) NORTH, RANGE FIFTEEN (15) EAST OF THE I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 6; THENCE SOUTH 88°55'16" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 989.98 FEET; THENCE SOUTH 01°11'58" EAST ALONG THE EAST LINE OF THE W/2 OF THE W/2 OF GOVERNMENT LOT 1 A DISTANCE OF 1,030.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°11'58" EAST 290.14 FEET; THENCE SOUTH 88°50'05" WEST 330.08 FEET; THENCE NORTH 01°10'24" WEST ALONG THE WEST LINE OF GOVERNMENT LOT 1 A DISTANCE OF 290.63 FEET; THENCE NORTH 88°55'16" EAST A DISTANCE OF 329.95 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS AN AREA OF 2.20 ACRES.

ROADWAY EASEMENT: THE WEST 30.00 FEET OF THE E/2 OF THE E/2 LYING NORTH OF THE US-169 NORTH RIGHT-OF-WAY LINE, AND THE EAST 30.00 FEET OF THE W/2 OF THE E/2 LYING NORTH OF THE US-169 NORTH RIGHT-OF-WAY LINE, AND THE NORTH 30.00 FEET OF THE W/2 OF THE NE/4 OF THE NE/4 ALL IN SECTION 6, TOWNSHIP 22 NORTH, RANGE 15 EAST OF THE I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON FOR THE PURPOSE OF PERMITTING SAID GRANTEE TO CONSTRUCT, REPAIR, AND MAINTAIN A PUBLIC ROAD THEREON.

Item# 11: Public hearing with discussion and possible action on the request for ZONING CHANGE from AG (Agricultural) to AR (Agricultural Residential). That the intended use of the property, after rezoning, is for Residential Lot Split, contingent on the approval of the Board of County Commissioners.

CASE # 2254.

APPLICANT: Rodney Mullinax

LOCATION: 6695 E. 530 Rd., Claremore, OK 74019

LEGAL DESCRIPTION: PARENT TRACT: THE W/2 SW/4 SE/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 15 EAST OF THE I.B.&M., ROGERS COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 330 FEET OF W/2 SW/4 DE/4; AND, LESS AND EXCEPT THE WEST 50 FEET OF THE SOUTH 330 FEET OF THE NORTH 660 FEET OF THE W/2 SW/4 SE/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 15 EAST OF THE I.B.&M., ROGERS COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SUBJECT TO EXISTING HIGHWAY RIGHT OF WAY OF RECORD, IF ANY.

TRACT A: A TRACT OF LAND CONTAINING A PART OF THE W/2 OF THE SW/4 OF THE SE/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 15 EAST OF THE I. B. &M., ROGERS COUNTY, OKLAHOMA, SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID W/2 OF THE SW/4 OF THE SE/4; THENCE S 89°56'58" . E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.50 FEET; THENCE N 01°25'23" E A DISTANCE OF 389.00 FEET; THENCE S 89°56'58" E, PARALLEL WITH THE SOUTH LINE OF SAID W/2 OF THE SW/4 OF THE SE/4, A DISTANCE OF 196.50 FEET; THENCE N 00°13'09" E, PARALLEL WITH THE WEST LINE OF SAID W/2 OF THE SW/4 OF THE SE/4, A DISTANCE OF 271.68 FEET TO A POINT THAT IS 660.00 FEET SOUTH OF THE NORTH LINE OF SAID W/2 OF THE SW/4 OF THE SE/4; THENCE N 89°57'57" W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 415. 17 FEET TO A POINT ON THE WEST LINE OF SAID W/2 OF THE SW/4 OF THE SE/4; THENCE S 00°13'09" W A DISTANCE OF 660.46 FEET TO THE POINT OF BEGINNING. CONTAINING 4.50 ACRES MORE OR LESS.

TRACT B: THE SOUTH 330.00 FEET OF THE NORTH 660.00 FEET OF THE W/2 OF THE SW/4 OF THE SE/4 ,LESS AND EXCEPT THE WEST 50.00 FEET THEREOF IN SECTION 33, TOWNSHIP 21 NORTH, RANGE 15 EAST OF THE I. B. & M., ROGERS COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, CONTAINING 4.63 ACRES MORE OR LESS.

TRACT C: A TRACT OF LAND CONTAINING A PART OF THE W/2 OF THE SW/4 OF THE SE/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 15 EAST OF THE I. B. & M., ROGERS COUNTY, OKLAHOMA, SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID W/2 OF THE SW/4 OF THE SE/4; THENCE S 89°56'58" E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.50 FEET TO THE POINT OF BEGINNING; THENCE N 01°25'23" E A DISTANCE OF 389.00 FEET; THENCE S 89°56'58" E, PARALLEL WITH THE SOUTH LINE OF SAID W/2 OF THE SW/4 OF THE SE/4, A DISTANCE OF 196.50 FEET; THENCE N 00°13'09" E, PARALLEL WITH THE WEST LINE OF SAID W/2 OF THE SW/4 OF THE SE/4 A DISTANCE OF 271.68 FEET TO A POINT THAT IS 660.00 FEET SOUTH OF THE NORTH LINE OF SAID W/2 OF THE SW/4 OF THE SE/4; THENCE S 89°57'57" E, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 245.96 FEET TO A POINT ON THE EAST LINE OF SAID W/2 OF THE SW/4 OF THE SE/4; THENCE S 00°14'32" W A DISTANCE OF 660.64 FEET TO THE SOUTHEAST CORNER OF SAID W/2 OF THE SW/4 OF THE SE/4; THENCE N 89°56'58" W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 451.89 FEET TO THE POINT OF BEGINNING. CONTAINING 5.52 ACRES MORE OR LESS.

ROAD AND UTILITY EASEMENT: The East 30.00 feet of the W/2 of the SW/4 of the SE/4, LESS AND EXCEPT the North 660.00 feet thereof in Section 33, Township 21 North, Range 15 East of the I. B. & M., Rogers County, Oklahoma, according to the U.S. Government Survey thereof.

Item# 12: Public comments and responses from board members: Limited to specific items on the Agenda that are listed and discussed at this meeting and limited in duration at the discretion of the Chairman.

Item# 13: Adjournment.

Missy Richardson, Director



19 SEP 13 PM 3:03
BY: [Signature]
COUNTY CLERK
STATE OF OKLAHOMA
COUNTY OF ROGERS
FILED