

ALVA PLANNING COMMISSION SPECIAL MEETING
JANUARY 28, 2019

The Board of Adjustments of Woods County, State of Oklahoma, met in regular session in Classroom 3 of the Alva Recreation Complex at 6:02 pm; Chair Christie Kornele called the meeting to order.

Roll was called with the following being present: Christie Kornele, Matt Adair, Charles Murrow, Brant Gingrich, Meagan Caldwell, Mary Hamilton.

Absent: None.

Approval of minutes

a. of regular meeting on November 26, 2018. Thereupon it was motioned by Commission Member Hamilton and seconded by Commission Member Caldwell to approve the minutes of the regular meeting on November 26, 2018. The roll was called with the following results. Ayes: Hamilton, Caldwell, Kornele, Murrow, Adair, Gingrich. Nays: None. Absent: None. The motion was declared carried.

b. of special meeting on January 08, 2019. Thereupon it was motioned by Commission Member Murrow and seconded by Commission Member Hamilton to approve the minutes of the special meeting on January 08, 2019. The roll was called with the following results. Ayes: Murrow, Hamilton, Gingrich, Kornele, Caldwell, Adair. Nays: None. Absent: None. The motion was declared carried.

Chair Kornele stated the agenda would be re-ordered agenda item #6 – Remarks and inquires by Citizens, would come before agenda item #4 – Discussion and action on the plat approval for the Young Street Six Housing Addition.

Remarks and inquires by Citizens. Chair Kornele read part of the recommendation from City Business Manager Dunham.

Based on my knowledge of this project, it is my professional opinion there are two options for the Planning Commission.

1. *Is to deny the request; and*
2. *Is to conditionally approve the request.*

If the Planning Commission were to deny the request, the justification would be as follows: Lot size does not meet the square foot minimum as defined by the Alva Code of Ordinances, the lot width does not conform to the City Code minimum and there is not adequate off-street parking per dwelling. Along with these reasons other issues include not preserving the openness of the living areas; possibly allowing overcrowding; not providing for access of light and air to windows; and for privacy. If the Planning Commission were to conditionally approve the request, all of the afore mentioned deficiencies would need to be corrected.

Mr. Kenny King stated he read in the paper, the City of Alva is using the same Consultant as LeftFrame and inquired if that was true. Commission Member Hamilton stated during City Council Meeting she had asked the same question. Ms. Hamilton informed the group it was true. However the City of Alva's purpose is different than what LeftFrame is utilizing them for. Mayor Parker reported Crafton, Tull & Associates had not been used by the City of Alva for this project and the Land Use Task Force would utilize public meeting to ensure there would be no issues. Many citizens stated that Young Street was already a busy street and an addition of this size would add to the traffic problem. Mr. Tom Crenshaw stated concerns with traffic, water pressure, erosion to neighboring properties and effects on the drainage system. Mr. King inquired about the lift station for the area. City Business Manager Dunham informed the group the lift station must be replaced regardless if the Young Street Six Housing Addition is approved. Mr. Jay Herning stated the original request had been for a variance, which was withdrawn. Mr. Herning inquired if this request could be brought back as a variance. Mayor Parker stated that was possible. Chair Kornele outlined the steps LeftFrame could take based on the Letter of Recommendation from the City Business Manager.

LeftFrame, LLC has the following options.

1. *They can represent their development plan to conform to City Code; or*
2. *They can apply to the Board of Adjustments for a variance from the Alva City Code to allow their development.*

Discussion and recommendation on the plat approval for the Young Street Six Housing Addition. Thereupon it was motioned by Commission Member Hamilton and seconded by Commission Member Murrow to deny the plat approval for the Young Street Six Housing Addition. The roll was called with the following results. Ayes: Hamilton, Murrow, Caldwell, Kornele, Adair, Gingrich. Nays: None. Absent: None. The motion was declared carried.

Remarks and inquires by Planning Commission Members. Commission Member Hamilton thanked everyone for their comments and research.

The meeting adjourned at 6:37 pm.

Secretary of Board