

**A G E N D A**  
**CREEK COUNTY BOARD OF ADJUSTMENT**

Tuesday, June 22, 2010 5:00 P.M.  
Creek County Board of Commissioners Meeting Room  
Collins Building  
317 East Lee, Suite 103  
Sapulpa, OK 74066

1. Call to Order:
2. Roll Call:
3. Minutes:           Approval of Record of Cancellation of Meeting May 18, 2010  
                          Approval of the Minutes of Special Meeting May 25, 2010

**OLD BUSINESS:**   None

**CONTINUED PUBLIC HEARINGS:**

4. **Applicant: CCBOA-229 – Belinda Bodie:** Applicant is requesting a Special Exception per Section 4.1.3 of the Creek County Zoning Regulations for a 180' tall monopole communications tower and a Waiver of the landscaping requirement per Section 8.7.7.C.6 all on a tract of leased land in the A-1 General Agricultural District for real estate described as follows:

**Parent Tract Description:** The Southeast Quarter of the Southwest Quarter of the Southeast Quarter (SE/4 SW/4 SE/4) of Section 23, Township 18 North, Range 10 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, containing 10 acres, more or less, less and except all the oil, gas and other minerals in and under said property.

**Land Space Description/Lease Tract:** A tract of land lying and being part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Ten (10) East of the Indian Base and Meridian, Creek County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section 23; Thence South 88°50'21" West, along the South line of said SE/4, a distance of 1507.61 feet; Thence North 00°00'00" East a distance of 232.46 feet to the point of beginning; Thence South 90°00'00" West a distance of 100.00 feet; Thence North 00°00'00" East a distance of 100.00 feet; Thence North 90°00'00" East a distance of 100.00 feet; Thence South 00°00'00" West a distance of 100.00 feet to the point of beginning. Containing 10,000 square feet or 0.23 of an acre, more or less.

**Rights of Way Description:** A Thirty feet (30') wide rights of way for ingress, egress and utility purposes crossing a part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Ten (10) East of the Indian Base and Meridian, Creek County, Oklahoma, the centerline being more particularly described as follows: Commencing at the Southeast corner of the Southeast

Quarter (SE/4) of said Section 23; Thence South 88°50'21" West, along the South line of said SE/4, a distance of 1542.94 feet to the point of beginning; Thence North 19°23'22" West a distance of 56.51; Thence North 34°13'13" West a distance of 145.82 feet; Thence North 31°17'33" West a distance of 127.90 feet; Thence North 90°00'00" East a distance of 102.53 feet to an ending point on the West line of the above described Land Space, said point being 50.00 feet North 00°00'00" East of the Southwest corner of said Land Space. Sidelines of said Rights of Way shall be shortened or extended as to terminate on the South line of said SE/4 and the West line of said Land Space.

**Property Location:** 19767 West 101<sup>st</sup> Street South

THIS PUBLIC HEARING WAS CONTINUED FROM THE CANCELLED REGULAR MEETING OF MAY 18, 2010 AND THE SPECIAL MEETING OF MAY 25, 2010 AT THE APPLICANT'S REQUEST

5. **Applicant: CCBOA-230 – Jared Dunivan:** Applicant is requesting approval of a Variance of Use and related Variances from the Creek County Zoning Regulations to permit a propane storage and distribution business in an A-1 General Agriculture District as follows:

(1) **Variance of Use to allow a propane storage and distribution** business in an A-1 General Agriculture District – Sections 4.1.2, 4.1.3, 4.12.2 and 4.12.3; and

(2) **Variance of the requirement to pave off-street parking areas** – Sections 5.8.7.B and 8.7; and

(3) **Variance of the screening requirements** – Section 4.12.3

On a tract of land located in Section 28 Township 18 North Range 8 East described as follows:

A tract of land in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Twenty-eight (28), Township Eighteen (18) North, Range Eight (8) East of the Indian Base and Meridian, Creek County, Oklahoma, more particularly described as follows, to-wit: Beginning at a point 344.97 feet East of the Southwest Corner of the SW/4 of the SW/4 of said Section 28; Thence North 344.97 feet; Thence East 34.03 feet; Thence North 230 feet; Thence East 458.7 feet; Thence South 578.16 feet, more or less to the South line of the SW/4 of the SW/4; Thence West along the South line 492.73 feet to the point of beginning.

**Property Location:** 43055 West Highway 33

#### **PUBLIC HEARINGS:**

6. **Applicant: CCBOA-231 – Billy R. Smith:** Applicant requests approval of a Special Exception for a manufactured home per Section 4.1.3 of the Zoning Regulations on a tract of land in the A-1 General Agricultural District pending approval of a Lot-split (CCLS-2212 – Proposed Tract 2) for real estate located in Section 33 Township 18 North Range 10 East and described to-wit:

**Original Tract:** The South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma, less and except State Highway 33 right-of-way.

**CCLS-2212 - Tract 1 - 2.96 acres:** A tract of land located in the South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma, more particularly described as follows: Commencing at the Southwest Corner of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma, Thence  $N1^{\circ}14'20''W$  a distance of 332.07 feet to the Northwest Corner of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma, Thence  $N89^{\circ}02'E$  along the North line of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma a distance of 24.75 feet to the true point of beginning, Thence  $N89^{\circ}02'E$  along the North line of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma a distance of 599.48 feet to a point being 699.23 feet West of the Northeast Corner of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma, Thence  $S01^{\circ}04'55''E$  parallel to the East line of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma a distance of 229.77 feet to the North line of State Highway Right of Way, Thence  $S89^{\circ}01'39''W$  along said right of way a distance of 555.02 feet, Thence  $N00^{\circ}59'26''W$  along said right of way a distance of 164.04 feet, Thence  $N35^{\circ}14'59''W$  along said right of way a distance of 79.62 feet to the Point of Beginning, containing 2.96 acres more or less. This tract is subject to a general road and utility easement covering the South 30 feet of the East 165 feet thereof, as shown on the Plat of Survey.

**CCLS-2212 - Tract 2 - 3.67 acres and CCBOA-231:** A tract of land located in The South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma, more particularly described as follows: Commencing at the Southwest Corner of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma, Thence  $N1^{\circ}14'20''W$  a distance of 332.07 feet to the Northwest Corner of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma, Thence  $N89^{\circ}02'E$  along the North line of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma a distance of 624.23 feet to the true point of beginning, Thence  $N89^{\circ}02'E$  along the North line of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma a distance of 699.23 feet to the Northeast Corner of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma, Thence  $S01^{\circ}04'55''E$  along the East line of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma a distance of 216.25 feet to the Northerly right of way of a State Highway, Thence  $S81^{\circ}47'42''W$  along said right of way a distance of 106.79 feet, Thence  $S89^{\circ}01'39''W$  along said right of way a distance of 593.27 feet, Thence  $N01^{\circ}04'55''W$  parallel to the East line of said South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 10 East, Creek County, Oklahoma a distance of 229.77 feet to the point of beginning, containing 3.67 acres more or less.

**Property Location:** East of 24065 West Highway 33

**NEW BUSINESS:** NONE

**7. ADJOURNMENT:**

**Posted By:**     *Kui Hight*    

**Date:**     6-01-10    

**Time:**     10:30a.m.