



**City of Broken Arrow**  
**Minutes**  
**Planning Commission**

City of Broken Arrow  
Council Chambers  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Lee Whelpley*  
*Vice Chair Ricky Jones*  
*Member Fred Dorrell*  
*Member Carlyne Isbell-Carr*  
*Member Mark Jones*

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**Thursday, July 13, 2017**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

Chairman Lee Whelpley called the Planning Commission meeting for July 11, 2017 to order at 5 p.m.

**2. Roll Call**

**Present** 5 - Mark Jones, Carlyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley

**3. Old Business**

None

**4. Consideration of Consent Agenda**

**A. Approval of PT17-105, Preliminary Plat, Aspen Crossing, 167 lots, 44.52 acres, A-1, R-2 and A-R-2 to RS-3, RD, and PUD-260, north and east of the northeast corner of Jasper Street and Aspen Avenue**

PT17-105 is a preliminary plat for Aspen Crossings, contains 167 lots on 44.52 acres. Located north and east of the northeast corner of Jasper Street and Aspen Avenue, and is part of PUD 260. TAC and staff recommend approval subject to the checklist. The applicant is present and in agreement to the staff report.

A motion was made by Ricky Jones, seconded by Fred Dorrell, that Consent Items 4A, 4B, 4D, and 4E be Approved, per the Staff report. The motion carried by the following vote:

**Aye:** 5 - **Mark Jones, Carlyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley**

**B. Approval of PT17-106, Preliminary Plat, Muhich Industrial Park, 71.86 acres, 10 Lots, A-1 to IL/PUD-259, one-half mile west of Evans Road, south of Kenosha Street**

PT17-108 is a preliminary plat for the Muhich Industrial Park. It is 71.86 acres, 10 lots, and is part of PUD 259. It is located one-half mile west of Evans Road, south of

Kenosha Street. TAC and staff recommend approval subject to the checklist. The applicant is present and in agreement to the staff report.

A motion was made by Ricky Jones, seconded by Fred Dorrell, that Consent Items 4A, 4B, 4D, and 4E be Approved, per the Staff report. The motion carried by the following vote:

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley**

**C. Approval of PT17-108, Preliminary Plat, Kensington Ridge II, 39.85 acres, 45 Lots, A-1 to RS-1/PUD-262, one-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road**

PT17-108 is the preliminary plat for Kensington Ridge II, and contains 39.85 acres, and 45 lots, and is part of PUD 262. It is located one quarter mile north of Houston Street, and one quarter mile west of Oak Grove Road. TAC and staff recommend approval subject to the checklist.

Ricky Jones requested this item be pulled from the Consent Agenda, due to a conflict of interest.

**D. Consideration and possible action regarding BAL-2024, Thornbrugh Property Lot Split and Consolidation, 0.40 acres, Lots 17, 18, 19, 20 and 21, Block 62, Original Town, R-3, north of W. Fort worth Street and west of S. Birch Avenue**

BAL 2024 is a lot split request and consolidation for the Thornbrugh Property. It contains .4 acres and is part of Original Town of Broken Arrow. It is located north of West Fort Worth and South Birch Avenue. The applicant is present and in agreement to the staff report.

A motion was made by Ricky Jones, seconded by Fred Dorrell, that Consent Items 4A, 4B, 4D, and 4E be Approved, per the Staff report. The motion carried by the following vote:

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley**

**E. Approval of PT17-107, Preliminary Plat, Chestnut Creek, 28 lots, 11.0491 acres, A-1 to RS-2 and PUD-261, north and west of the northwest corner of Aspen Avenue and Jasper Street**

PT17-107 is the preliminary plat for Chestnut Creek, and contains 11.0491 acres, and 28 lots, and is part of PUD 261. It is located north and west of the northwest corner of Aspen Avenue and Jasper Street. TAC and staff recommend approval subject to the

checklist. The applicant is present and in agreement with the staff report.

A motion was made by Ricky Jones, seconded by Fred Dorrell, that Consent Items 4A, 4B, 4D, and 4E be Approved, per the Staff report. The motion carried by the following vote:

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley**

## **5. Consideration of Items Removed from Consent Agenda**

**Approval of PT17-108, Preliminary Plat, Kensington Ridge II, 39.85 acres, 45 Lots, A-1 to RS-1/PUD-262, one-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road**

PT17-108 is the preliminary plat for Kensington Ridge II, and contains 39.85 acres, and 45 lots, and is part of PUD 262. It is located one quarter mile north of Houston Street, and one quarter mile west of Oak Grove Road. TAC and staff recommend approval subject to the checklist.

Ricky Jones recused himself and left the room.

A motion was made by Mark Jones, and seconded by Fred Dorrell, to approve item 4C per staff recommendations. The motion carried by the following vote:

**Aye: 4 - Mark Jones, Carlyne Isbell-Carr, Fred Dorrell, and Lee Whelpley**

**Recused: 1 - Ricky Jones**

## **6. Public Hearings**

**A. Public hearing, consideration, and possible action regarding SP-280 (Specific Use Permit), Graves Scout Reservation, 170.01 acres, A-1, northeast corner of New Orleans Street and 23rd Street**

Ricky Jones returned to the room.

SP-280 is a specific use permit request for a place of assembly for the Indian Nations Boys Scouts of America. They are also requesting to modify the free-standing sign requirements, associated with the campgrounds. It is located on the northwest corner of New Orleans and 23rd Streets. The campgrounds were established in 1944. Places of assembly require a specific use permit. There has never been one on this property so they are attempting to correct this along with establishing four signs on the property. One will be on the corner of New Orleans and 23rd Streets. It is fifty square feet in size and seven foot high. The other three signs will be forty square feet and seven foot high. The property is zoned A1, and signs are limited to 32 square feet and eight feet in height. This specific use permit will cover the institutional use/assembly and also the modification of the signs.

In 2010, there was a site plan for a new building to be located on the east part of the

property. During the site plan process, staff recommended a sidewalk be extended to eastern property line adjacent to NSU. In 2010 the applicant requested a waiver for this sidewalk. At City Council, this request was denied and they were advised a five foot sidewalk needed to be constructed. In 2012, the applicant requested and received approval from City Council to defer the sidewalk construction until December, 2017. The property associated with SP 280 has not been platted. There is a correction in the staff report notes that right-of-way has been dedicated but no utility easements were recorded in Wagoner County.

Based on the Comprehensive Plan, location and history of the property, and surrounding land uses, staff recommends SP 280 be approved, platting be waived, subject to the utility easement being dedicated in accordance with the Subdivision Regulations, which is 22.5 feet within 350 feet of the intersection, and 17.5 feet along the remainder of the tract. The five foot sidewalk shall be completed by December 31, 2017, as required by City Council, or funds placed in escrow.

Bill Haines, Scout Executive and CEO for Indian Nations Council, 4295 S. Garnett Road, Broken Arrow, stated he was in agreement with staff recommendations.

The public hearing was opened. No one requested to speak. The public hearing was closed.

A motion was made by Fred Dorrell, seconded by Mark Jones, to approve SP-280, per the Staff recommendations. The motion carried by the following vote:

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley**

**B. Public hearing, consideration, and possible action regarding SP-281 (Specific Use Permit), South B.A. Baptist Church, 7.50 acres, R-2, RM/SP-216, one-quarter mile north of Jasper Street, east of Elm Place**

Brent Murphy requested SP-281 be tabled or continued, due to an incomplete application. He said once a new application is received, this case will need to be re-advertised.

A motion was made by Fred Dorrell, and seconded by Ricky Jones, to indefinitely table SP-281. The motion carried by the following vote:

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley**

**7. Appeals**

**8. General Commission Business**

**9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)**

## **10. Adjournment**

A motion was made by Carolyn Isbell-Carr, seconded by Mark Jones, to adjourn. The motion carried by the following vote:

**Aye: 5 - Mark Jones, Carolyn Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley**