



City of Broken Arrow
Minutes
Planning Commission

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

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

Thursday, February 25, 2016

5:00 PM

Council Chambers

1. Call To Order

Ricky Jones called the meeting to order at 5 p.m.

2. Roll Call

Present 4 - Lee Whelpley, Ricky Jones, Fred Dorrell, and Carlyne Isbell-Carr

3. Old Business

None

4. Consideration of Consent Agenda

A. Minutes, Planning Commission meeting held on February 11, 2016

A motion was made by Fred Dorrell, seconded by Lee Whelpley, that this Consent Item be Approved as presented. The motion carried by the following vote:

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

B. Consideration and possible action regarding PT15-121, Conditional Final Plat, Walnut Grove, 5 lots, 7.83 acres, A-1 to PUD 246/RE, one-quarter mile south and one-quarter mile east of the southeast corner of Jasper Street and Garnett Road

A motion was made by Fred Dorrell, seconded by Lee Whelpley, that this Consent Item be Approved as presented. The motion carried by the following vote:

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

C. Consideration and possible action regarding PT16-102, Preliminary Plat, Battle Creek Patio Homes, 101 lots, 20.45 acres, PUD 94/CG to PUD 94U/RS-3, north of Albany Street, one-half mile east of Aspen Avenue

A motion was made by Fred Dorrell, seconded by Lee Whelpley, that this Consent Item be Approved as presented. The motion carried by the following vote:

Aye: 4 - Lee Whelpley, Ricky Jones, Fred Dorrell, andCarolyn Isbell-Carr

5. Consideration of Items Removed from Consent Agenda

None

6. Public Hearings

A. Public hearing, consideration, and possible action regarding PUD 94U and BAZ 1954, Battle Creek Patio Homes, 20.47 acres, PUD 94/CG to PUD 94U/RS-3, north of Albany Street, one-half mile east of Aspen Avenue

Brent Murphy presented the case noting the property location and indicated the applicant wished to construct a one-story patio home subdivision.

He said City Council, at their meeting of January 19, 2016, approved BACP-149 changing the Comprehensive Plan designation from Level 6 to Level 2, with the condition the property be platted and a Planned Unit Development (PUD) be submitted and approved.

Staff was recommending PUD 94U and BAZ 1954 be approved.

The applicant, J. Pat Murphy, Tulsa Engineering, 9820 E 41st Street, Tulsa, OK, was present and 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 Lee Whelpley, seconded by Carolyn Isbell-Carr, that this case be approved as presented. The motion carried by unanimous vote.

Ricky Jones said this case would be heard by City Council at their regular meeting of March 15, 2016.

Aye: 4 - Lee Whelpley, Ricky Jones, Fred Dorrell, andCarolyn Isbell-Carr

7. Appeals

None

8. General Commission Business

A. Discussion regarding modifications to Section 3.1 (Table 3.1-1), Section 3.2.C, Section 10.3.D.4 of the City of Broken Arrow Zoning Ordinance

regarding Micro Food and Beverage Production

Farhad Daroga said the City has received several inquiries about micro-breweries for areas like the downtown district. He said the Zoning Ordinance does not address this type of operation and is geared more to larger operations and they are currently only allowed in Industrial Light and Industrial Heavy zoned areas. Staff is recommending the zoning ordinance be modified to allow micro-breweries and micro-food operations in commercially zoned areas with a specific use permit.

The definition of a micro-brewery is set by the State. The Food & Drug Administration says the number of barrels that can be produced is controlled by state legislation. The Specific Use process would allow the city to scrutinize and evaluate the operation. If the State laws change, our laws would also change.

This item is for discussion only. No vote was taken.

B. Discussion regarding modifications to Section 5.7.C.3 of the City of Broken Arrow Zoning Ordinance regarding Separation of Signs

To allow staff additional time for research, this item was continued to the next meet.

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

The Planning Commission was reminded the Homeowners Association Workshop will be held this Saturday, February 27th, at Central on Main, from 9 a.m. to noon.

10. Adjournment

A motion was made by Fred Dorrell to adjourn, and seconded by Lee Whelpley. The motion was carried by the following vote:

Aye: 4 - Lee Whelpley, Ricky Jones, Fred Dorrell, andCarolyn Isbell-Carr