



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
Member Mark Jones

Thursday, March 24, 2016

5:00 PM

Council Chambers

AMENDED

1. Call To Order

The meeting was called to order by Chairman, Ricky Jones, at 5:00 p.m.

2. Roll Call

Present 4 - Mark Jones, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent 1 - Carlyne Isbell-Carr

3. Old Business

None

4. Consideration of Consent Agenda

The Consent Agenda was presented by Brent Murphy.

A. Minutes, Planning Commission meeting held on January 28, 2016

MOTION: by Fred Dorrell to approve Consent Agenda Items 4A, 4C, 4D and 4E, per the Staff report. The motion was seconded by Lee Whelpley.

Aye: 4 - Mark Jones, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Carlyne Isbell-Carr

B. Minutes, Planning Commission meeting held March 10, 2016

MOTION: by Fred Dorrell to continue item 4B, Minutes of March 10, 2016 to the April 14, 2016 Planning Commission meeting. The motion was seconded by Lee Whelpley.

Aye: 4 - Mark Jones, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Carlyne Isbell-Carr

C. Consideration and possible action regarding BAL 1091, Stone Ridge

Town Center - Upper Detention Pond Lot Split, 3.23 acres, CH/PUD 130B, north of Albany Street, one-half mile west of Elm Place

MOTION: by Fred Dorrell to approve Consent Items 4A, 4C, 4D, and 4E, per Staff report. The motion was seconded by Lee Whelpley.

Aye: 4 - Mark Jones, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Carolyne Isbell-Carr

D. Consideration and possible action regarding PT15-117, Conditional Final Plat, Crossings at Lynn Lane Phase I, 40 lots, 15.49 acres, A-1 to RS-3, north and east of the northeast corner of Washington Street and 9th Street

MOTION: by Fred Dorrell to approve Consent Items 4A,4C, 4D, and 4E, per the Staff report. The motion was seconded by Lee Whelpley.

Aye: 4 - Mark Jones, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Carolyne Isbell-Carr

Ricky Jones said item 4D, Conditional Final Plat, Crossings at Lynn Lane Phase I, will be heard by the City Council on April 19, 2016, at 6:30 p.m.

E. Consideration and possible action regarding PT16-103, Preliminary Plat, Aspen Creek Marketplace, 4 lots, 38.40 acres, A-1 to CH, south of the Creek Turnpike, west of Aspen Avenue, and north of Tucson Street

MOTION: by Fred Dorrell to approve Consent Items 4A, 4C, 4D, and 4E, per Staff report. The motion was seconded by Lee Whelpley.

Aye: 4 - Mark Jones, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Carolyne Isbell-Carr

5. Consideration of Items Removed from Consent Agenda

None

6. Public Hearings

A. Public hearing, consideration, and possible action regarding BAZ 1955, Paliotta property, 2.50 acres, A-1 to RS-1, one-half mile south of Florence Street, about one-quarter to one-half mile west of Aspen Avenue

Brent Murphy presented the background for this item saying BAZ-1955 is a request to change the zoning designation on a 2.50 acre undeveloped tract from A-1 (Agricultural) to RS-1 (Single-Family Residential). He said this property was annexed into the City limits on August 4, 2003, with Ordinance 2559.

Mr. Murphy said the applicant proposes to split this property and in order to meet the minimum lot size and lot frontage requirements, this zoning request must be approved first.

Brent Murphy said based on the Comprehensive Plan, the location of the property and the surrounding land uses, Staff recommends that BAZ-1955 be approved. The Zoning Ordinance requires any changes in zoning to be approved subject to platting. Staff recommends that platting be waived, provided six feet of additional street right-of-way and 17.5 feet of utility easement is provided along S. 140th East Avenue. Since South 140th East Avenue is a dead end street, and there are no sidewalks within this neighborhood, Staff recommends that sidewalks not be required at this time.

Ricky Jones asked if the applicant is present.

Robyn Paliotta, 4004 West Utica Street, Tulsa said they understand the requirement to dedicate right-of-way and are in agreement with the Staff report.

Ricky Jones opened the public hearing.

Zane Anderson, 11464 S. 140th East Avenue, Broken Arrow asked if there will be two homes built on the lots ultimately and if this is for zoning only. Ricky Jones said this application is for the rezoning request and if the property is split later it will be RS-1 lot size requirements.

Ricky Jones closed the public hearing.

MOTION: by Fred Dorrell to approve 6A, BAZ-1955, per the Staff report. The motion was seconded by Lee Whelply.

Ricky Jones said this item will be heard by the City Council on April 19, 2016, at 6:30 p.m.

Aye: 4 - Mark Jones, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Carlyne Isbell-Carr

B. Public hearing, consideration, and possible action regarding BAZ 1956, Aspen Creek Marketplace, 38.40 acres, A-1 to CH, south of the Creek Turnpike, west of Aspen Avenue, and north of Tucson Street

Brent Murphy presented the background for this item saying BAZ-1956 is a request to change the zoning designation on 38.40 acres of undeveloped property from A-1 (Agriculture) to CH (Commercial Heavy) for a proposed grocery store and other retail uses.

Mr. Murphy said based on the Comprehensive Plan, the location of the property and the surrounding land uses, Staff recommends that BAZ-1956 be approved, subject to the

property being platted. The portion of the property located outside the 100-year floodplain shall be zoned CH, and the portion of the property located within the 100-year floodplain shall be zoned FD.

Ricky Jones asked if the applicant is present.

Joel Riggs, 5000 Kansas Avenue, Kansas City, KS said they are in agreement with the Staff report.

Ricky Jones opened the public hearing. No one spoke.

MOTION: by Lee Whelpley to approve BAZ-1956, per the Staff report. The motion was seconded by Mark Jones.

Ricky Jones said this item will be heard by the City Council on April 19, 2016, at 6:30 p.m.

Aye: 4 - Mark Jones, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Carlyne Isbell-Carr

7. Appeals

None

8. General Commission Business

A. Consideration and discussion regarding a public hearing on April 14, 2016, to discuss and possibly recommend that Section 3.1 (Table 3.1-1), Section 3.2.C, Section 10.3.D.4 of the City of Broken Arrow Zoning Ordinance be modified to accommodate Micro Food and Beverage Production

Farhad Daroga said Item 8A is the proposed changes to the Zoning Ordinance in Section 3.1, pertaining to micro food and beverage production. He said there is nothing new to present; however, Staff has moved forward with the procedures for a public hearing on this item for April 14, 2016.

Ricky Jones asked if anyone in the audience wished to speak on this item. No one responded.

This item is discussion only, no votes needed.

B. Discussion and introduction regarding the City's new vote cast system

Dustin Weber, Broken Arrow I.T. (Information Technology) said this item is to provide a foreward to upcoming changes to the agenda system through a new program called, vote cast. He explained how to use vote cast will be used and said there will be new

"Surface" computers for each Commission member to view via touch screen. The primary reason for vote cast is for electronic voting, which is a silent vote.

Farhad Daroga asked if there will be a timed allowance to vote. Dustin Weber said no. Mr. Weber said when a motion is made, the motion is open until everyone votes, however once all votes have been cast, the vote stands and no changes can be made.

Discussion continued.

This item was for discussion only.

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

None

10. Adjournment

MOTION: by Lee Whelpley to adjourn at 5:23 p.m. The motion was seconded by Mark Jones.

Aye: 4 - Mark Jones, Lee Whelpley, Fred Dorrell, and Ricky Jones

Absent: 1 - Carlyne Isbell-Carr