



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

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

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

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**Thursday, August 25, 2016**

**5:00 PM**

**Council Chambers**

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**1. Call to Order**

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

**2. Roll Call**

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

**3. Old Business**

None

**4. Consideration of Consent Agenda**

Amanda Yamaguchi presented the background for the Consent Agenda Items. Mark Jones said he was not present at the last meeting and would like to remove Item 4A. from the Consent Agenda.

Fred Dorrell explained the Consent Agenda voting process and asked if anyone wished to remove any items from the Consent Agenda for discussion. No one responded.

**A. 16-1020 Consideration and possible action regarding Planning Commission meeting minutes of August 11, 2016**

This item was removed from the Consent Agenda.

**B. 16-1016 Consideration and possible action regarding BAL 1097, Wiljo Interiors, 4.66 acres, IL, south of Albany Street, one-quarter mile east of Olive Avenue**

C. 16-1018 **Consideration and possible action regarding PT15-119A, Conditional Final Plat, Kum & Go #837, a replat of Lot 1, Block 1 of BOL Addition & Lot 9, Block 2 of Prairie Dale Addition, 3.33 acres, A-RS1 and CN to PUD 247A/CN, west of Oneta Road, north of State Highway 51**

D. 16-1019 **Consideration, and possible action regarding PT16-105, Preliminary Plat, Spring Hill at Forest Ridge, 31.82 acres, R-1/PUD-66 to R-1/PUD-66F, south of Kenosha Street, one half mile west of Oak Grove Road**

MOTION by Ricky Jones to approve Consent Agenda Items 4B., 4C. and 4D., per Staff recommendations. The motion was seconded by Carlyne Isbell-Carr.

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

After the vote, Fred Dorrell said Item 4C. (Conditional Final Plat, Kum & Go 837, a replat) will be heard by the City Council on September 6, 2016, at 6:30 p.m.

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

4A. 16-1020 **Consideration and possible action regarding Planning Commission meeting minutes of August 11, 2016**

MOTION by Ricky Jones to approve Item 4A., Meeting Minutes, as presented. The motion was seconded by Lee Whelpley.

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

**Abstain: 1 - Mark Jones**

#### **6. Public Hearings**

A. 16-949 **Public hearing, consideration, and possible action regarding PUD 66F, Spring Hill at Forest Ridge, a request for a minor amendment to PUD 66, 34.14 acres, R-1/PUD 66 to R-1/PUD 66F, south of Kenosha Street, one half mile west of Oak Grove Road**

Brent Murphy presented the background for PUD-66F saying, Planned Unit Development (PUD)-66F is a request for a minor amendment to PUD-66 to reduce the side yard building setback line from 25-feet to 20-feet on corner lots and to establish the rear building line for interior lots to be 20-feet.

Mr. Murphy said the proposed development is located south of Kenosha Street, about one half-mile west of Oak Grove Road for 82 single-family lots on 31.37 acres. Between this proposed subdivision, Spring Hill at Forest Ridge, and the subdivision to the west, Wellstone II, there will be a 2.77-acre park. This park will be maintained by the Forest Ridge Homeowner's Association and will not be platted. The preliminary plat was approved on tonight's Consent Agenda.

Brent Murphy said the property is designated as Level 2 in the Comprehensive Plan. The change in the rear building line and side yard building line setbacks to 20-feet as presented in PUD-66F is considered to be in compliance with the Comprehensive Plan in Level 2. Staff recommends that PUD 66F be approved, subject to the property being platted and that the lots backing up to Kenosha Street have minimum 35-foot rear building line, according to the zoning ordinance.

Fred Dorrell asked if the applicant is in agreement with the Staff report. Tim Terral, TEP, said yes, from the audience.

Fred Dorrell opened the public hearing and asked if anyone wished to speak to this item.

MaryAnn Coleston, 513 North 79th Street, said she lives in Forest Ridge and is not against this project. She said she wanted to make the Planning Commission aware of the flooding issues in this area. Ms. Coleston provided a PowerPoint presentation to the Commission showing pictures of flooding in the areas of Covington Creek and Adams Creek which reaches extreme levels. She said she has made the property owner, Mr. Robson aware of the flooding items and asked that he consider the current flooding issues when developing this development.

Fred Dorrell asked if anyone else wished to speak on this item. No one responded.

Ricky Jones said he is confident the City, in its review process of the plat, will do a thorough review of the drainage in this area.

MOTION by Ricky Jones to approve PUD-66F, minor amendment, per Staff recommendations. The motion was seconded by Lee Whelpley.

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

## **7. Appeals**

None

## **8. General Commission Business**

None

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

None

## **10. Adjournment**

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

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

**Ricky Jones**

The meeting adjourned at 5:12 p.m.