



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, January 14, 2016

5:00 PM

Council Chambers

1. Call To Order

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

Marcae Hilton presented the Consent Agenda items.

Ricky Jones said he would like to remove Item 4H, Preliminary Plat for Aspen Ridge, from the Consent Agenda due to a conflict of interest and will have to recuse himself from discussion of this item. Fred Dorrell said he would like to remove Item 4A from the Consent Agenda.

Ricky Jones explained the Consent Agenda process and asked if anyone wished to remove any items on the Consent Agenda for discussion. No one responded.

B. Consideration and possible action regarding BAL 1088, Broken Arrow Post Acute Health Care Campus, 19.50 acres, CH/PUD 130D, north of Albany Street, west of Elm Place

MOTION: by Lee Whelpley to approve the Consent Agenda with exception to Items 4A., Minutes of December 17, 2015 and 4H, PT15-120, per Staff recommendations. The motion was seconded by Fred Dorrell.

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

C. Consideration and possible action regarding BAL 1089, Metropolitan Station II Lot Split, 4.83 acres, CG/PUD 179, north and west of the northwest corner of Kenosha Street and Aspen Avenue

MOTION: by Lee Whelpley to approve the Consent Agenda with exception to

Items 4A., Minutes of December 17, 2015 and 4H, PT15-120, per Staff recommendations. The motion was seconded by Fred Dorrell.

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

D. Consideration and possible action regarding PT15-111, Conditional Final Plat, Oak Estates, 15 lots, 13.04 acres, A-1 to PUD 239/RS-2, one-quarter mile south of the southeast corner of Jasper Street and Garnett Road

MOTION: by Lee Whelpley to approve the Consent Agenda with exception to Items 4A., Minutes of December 17, 2015 and 4H, PT15-120, per Staff recommendations. The motion was seconded by Fred Dorrell.

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

E. Consideration and possible action regarding PT15-116, Conditional Final Plat, Collision Works, 2 lots, 2.64 acres, CH to PUD 243/CH and IL, southeast corner of Kenosha Street and 14th Street, south of Kenosha Street, one-third mile east of 9th Street

MOTION: by Lee Whelpley to approve the Consent Agenda with exception to Items 4A., Minutes of December 17, 2015 and 4H, PT15-120, per Staff recommendations. The motion was seconded by Fred Dorrell.

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

F. Consideration and possible action regarding PT15-118, Preliminary Plat, 51 Aspen Mini-Storage, 1 lot, 5.82 acres, A-1 to PUD 248/IH, one-third mile west of Evans Road, south of State Highway 51

MOTION: by Lee Whelpley to approve the Consent Agenda with exception to Items 4A., Minutes of December 17, 2015 and 4H, PT15-120, per Staff recommendations. The motion was seconded by Fred Dorrell.

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

G. Consideration and possible action regarding PT15-119, Preliminary Plat, Kum & Go 837 a Replat of Lot 1, Block 1 of BOL Addition, 1 lot, 1.72 acres, CN to PUD 247/CN, west of Oneta Road, north of State Highway 51

MOTION: by Lee Whelpley to approve the Consent Agenda with exception to Items 4A., Minutes of December 17, 2015 and 4H, PT15-120, per Staff recommendations. The motion was seconded by Fred Dorrell.

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

I. Consideration and possible action regarding PT15-121, Preliminary Plat, Walnut Grove, 5 lots, 7.83 acres, A-1 to PUD 246/RE(RS-2), one-quarter mile south and one-quarter mile east of the southeast corner of Jasper Street and Garnett Road

MOTION: by Lee Whelpley to approve the Consent Agenda with exception to Items 4A., Minutes of December 17, 2015 and 4H, PT15-120, per Staff recommendations. The motion was seconded by Fred Dorrell.

Ricky Jones said Items 4D (Conditional Final Plat of Oak Estates) and 4E (Conditional Final Plat of Collision Works) will be heard by City Council on February 2, 2016, at 6:30 p.m.

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

5. Consideration of Items Removed from Consent Agenda

A. Minutes of Planning Commission meeting held December 17, 2015

MOTION by Lee Whelpley to approve Item 4A, Minutes, as presented. The motion was seconded by Carolyne Isbell-Carr.

Aye: 3 - Lee Whelpley, Ricky Jones, and Carolyne Isbell-Carr

Abstain: 1 - Fred Dorrell

Ricky Jones recused himself from discussion regarding Item 4H (Preliminary Plat of Aspen Ridge) and turned the meeting over to Vice Chairman, Fred Dorrell.

H. Consideration and possible action regarding PT15-120, Preliminary Plat, Aspen Ridge, 56 lots, 26.29 acres, A-1 to PUD 244/RS-3, one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue

MOTION by Lee Whelpley to approve Item 4H, Preliminary Plat of Aspen Ridge. The motion was seconded by Carolyne Isbell-Carr.

Aye: 3 - Lee Whelpley, Fred Dorrell, and Carolyne Isbell-Carr

Recused: 1 - Ricky Jones

6. Public Hearings

Brent Murphy presented the background for PUD 207F, Hobby Lobby.

Ricky Jones asked if the applicant is present.

Jim Beach, Wallace Engineering, 200 East Brady, Tulsa, OK said they are in agreement with the Staff report.

Ricky Jones opened the public hearing and asked if anyone wished to discuss this item. No one responded. There were about 13 people in the audience.

A. Public hearing, consideration, and possible action regarding PUD 207F, Hobby Lobby, a request for a minor amendment to PUD 207, 4.20 acres, CH/PUD 207 to CH/PUD 207F, north of the Broken Arrow Expressway, one-quarter mile west of 9th Street

MOTION by Fred Dorrell to approve PUD 207F, Hobby Lobby, per the Staff report. The motion was seconded by Lee Whelpley.

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

Brent Murphy presented the background for PUD 227A, 51 Aspen RV Storage.

Ricky Jones asked if the applicant is present.

Tim Terral, Tulsa Engineering and Planning, 9820 East 41st St., Ste.. 102, Tulsa said he is in agreement with the Staff report.

Ricky Jones asked if the stub street on the west will tie into an existing street. Brent Murphy said there is no existing street; they plan on providing one for emergency access to the back of the building. Mr. Murphy said the abutting property to the west belongs to Continental Industries and there is not a street there. He said a stormwater detention pond is located on the southeast corner of their property and there will be no access between the two properties.

Ricky Jones opened the public hearing and asked if anyone wished to speak on this item. No one responded. There were about 14 people in the audience.

B. Public hearing, consideration, and possible action regarding PUD 227A, a request for a minor amendment to PUD 227, 51 Aspen RV Storage, 8.01 acres, PUD 227/IL, south of State Highway 51, one-quarter mile west of Evans Road

MOTION by Fred Dorrell to approve PUD 227A, per Staff recommendations. The motion was seconded by Carlyne Isbell-Carr.

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

Brent Murphy presented the background for PUD 239A, a minor amendment to PUD 239, Oak Estates.

Ricky Jones asked if the applicant is present.

Barrick Rosenbaum, Rosenbaum Consulting, 1709 West Granger, Broken Arrow, said

they are in agreement with the Staff report.

Ricky Jones opened up the public hearing and asked if anyone wished to speak on this item. No one responded. There were about 16 people in the audience.

C. Public hearing, consideration, and possible action regarding PUD 239A, a request for a minor amendment to PUD 239, Oak Estates, 13.04 acres, A-1 to PUD 239/RS-2, one-quarter mile south of the southeast corner of Jasper Street and Garnett Road

MOTION by Lee Whelpley to approve PUD 249A, per Staff recommendations. The motion was seconded byCarolyn Isbell-Carr.

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

Brent Murphy presented the background for PUD 246 and BAZ 1951, Walnut Grove.

Ricky Jones said, for the record, Michael Skates arrived at 5:19 p.m. for this meeting.

Ricky Jones asked if the applicant is present.

Barrick Rosenbaum, Rosenbaum Consulting, 1709 West Granger, Broken Arrow said they are in agreement with the Staff report.

Ricky Jones opened the public hearing and asked if anyone wished to speak on this item. No one responded. There were about 14 people in the audience.

D. Public hearing, consideration, and possible action regarding PUD 246 and BAZ 1951, Walnut Grove, 7.83 acres, A-1 to RE/PUD 246, one-quarter mile south and one-quarter mile east of the southeast corner of Jasper Street and Garnett Road

MOTION by Fred Dorrell to approve PUD 246 and BAZ 1951, per the Staff report. The motion was seconded by Lee Whelpley.

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

Ricky Jones said Item 6D, PUD 246 and BAZ 1951 for Walnut Grove will be heard by City Council on February 2, 2016, at 6:30 p.m.

Brent Murphy presented the background for PUD 247, Kum and Go 837.

Ricky Jones asked if the applicant is present.

Cameron Smith, Olsson Associates, 550 St. Louis Street, Springfield, MO 65806 and Kellie Wisbrock with Kum and Go said they are in agreement with the Staff report.

Ricky Jones asked if anyone wished to speak on this item. No one responded. There were about 12 people in the audience.

E. Public hearing, consideration, and possible action regarding PUD 247, Kum and Go 837, 1.72 acres, CN, west of Oneta Road, north of State Highway 51

MOTION by Lee Whelpley to approve Item 6E, PUD 247, Kum and Go 837, per Staff recommendations. The motion was seconded by Fred Dorrell.

Ricky Jones said PUD 247, Kum and Go will be heard by City Council on February 2, 2016, at 6:30 p.m.

Brent Murphy presented the background for PUD 248, 51 Aspen Mini Storage.

Ricky Jones asked if the applicant is present.

Tim Terral, Tulsa Engineering & Planning

F. Public hearing, consideration, and possible action regarding PUD 248, 51 Aspen Mini Storage, 5.82 acres, A-1 to PUD 248/IH, one-third mile west of Evans Road, south of State Highway 51

MOTION by Fred Dorrell to approve Item 6F, PUD 248, per Staff recommendations. The motion was seconded by Lee Whelpley.

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

Ricky Jones said PUD 248, 51 Aspen Mini Storage will be heard by City Council on February 2, 2016, at 6:30 p.m.

7. Appeals

None.

8. General Commission Business

None.

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

None.

10. Adjournment

MOTION by Carolyne Isbell-Carr to adjourn at 5:29 p.m. The motion was seconded by Lee Whelpley.

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