



**City of Broken Arrow**

**Minutes - Draft  
Planning Commission**

*Chairperson Ricky Jones  
Vice Chair Fred Dorrell  
Member Lee Whelpley  
Member Glenn Shaw  
Member Carolyne Isbell-Carr*

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

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**Thursday, December 3, 2015**

**5:00 PM**

**Council Chambers**

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**1. Call to Order**

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

**2. Roll Call**

**Present 5 -** Lee Whelpley, Ricky Jones, Fred Dorrell, Glenn Shaw, and Carolyne Isbell-Carr

**3. Old Business**

None

**4. Consideration of Consent Agenda**

Marcae Hilton presented the Consent Agenda.

Ricky Jones explained the Consent Agenda voting process and asked if anyone wished to remove an item from Consent for discussion. No one responded.

**MOTION:** by Fred Dorrell to approve the Consent Agenda, per Staff recommendations. The motion was seconded by Lee Whelpley.

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

**A. Minutes, Planning Commission meeting held November 19, 2015**

**B. Consideration and possible action regarding PT15-116, Preliminary 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**

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

None

**6. Public Hearings**

Marcae Hilton presented the background for the Public Hearing items.

**A. Public hearing, consideration, and possible action regarding BAZ 1948, Conner property, 1.88 acres, A-1 to RE, south and west of the southwest corner of Kenosha Street and Oak Grove Road**

Ricky Jones asked if the applicant was present.

Bob Conner, 1513 East 49th Place, Tulsa, OK said they are in agreement with the Staff report.

Ricky Jones opened the public hearing. No one spoke.

**MOTION:** by Glenn Shaw to approve BAZ 1948, per Staff recommendations. The motion was seconded by Lee Whelpley.

Ricky Jones said BAZ 1948 will be heard by City Council on January 5, 2016, at 6:30 p.m.

Ricky Jones said his firm prepared Item 6B, PUD 244 & BAZ 1949, Aspen Ridge and must recuse himself from the discussion. Mr. Jones left the Council Chambers.

Marcae Hilton presented the background for Public Hearing Item 6B, PUD 244 & BAZ 1949.

**B. Public hearing, consideration, and possible action regarding PUD 244 and BAZ 1949, Aspen Ridge, 26.29 acres, A-1 to PUD 244/RS-3, one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue**

Vice Chairperson, Fred Dorrell asked if the applicant was present.

Justin Morgan, Tanner Consulting, 5323 S. Lewis, Tulsa said they are in agreement with the Staff report. He said if there are questions regarding Spring Creek they can answer them.

Glenn Shaw asked what the plans are for Spring Creek. Justin Morgan said Spring Creek has an existing PUD and a small piece of property in the southeast corner cutoff by floodplain. The property owner for Aspen Ridge evaluated the Spring Creek piece of property, which is land locked, and is requesting to remove it from the Spring Creek PUD in order to attach it to the Aspen Ridge property allowing full development on both parcels.

Fred Dorrell opened the public hearing for PUD 244 & BAZ 1949. No one spoke.

**MOTION:** by Lee Whelpley to approve PUD 244 & BAZ 1949, per Staff recommendations. The motion was seconded by Glenn Shaw.

**Aye: 4 - Lee Whelpley, Fred Dorrell, Glenn Shaw, andCarolyn Isbell-Carr**

**Recused: 1 - Ricky Jones**

Fred Dorrell said item 6B will be heard by City Council on January 5, 2016, at 6:30 p.m.

Ricky Jones returned to the Council Chambers at 5:10 p.m.

**7. Appeals**

None

**8. General Commission Business**

None

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

Glenn Shaw said he must resign from the Planning Commission as he has moved into a new home outside of Broken Arrow. He said he has discussed this with the Mayor.

**10. Adjournment**

**MOTION:** by Carolyne Isbell-Carr to adjourn. The motion was seconded by Lee Whelpley.

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