



**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 Glenn Shaw*  
*Member Carlyne Isbell-Carr*

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**Thursday, November 19, 2015** **5:00 PM** **Council Chambers**

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**1. Call To Order**

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

**2. Roll Call**

Carolyne Isbell-Carr arrived at 5:11 p.m.

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

**3. Old Business**

**4. Consideration of Consent Agenda**

Marcae Hilton presented the Consent Agenda.

Ricky Jones explained the Consent Agenda process and asked if anyone would like to remove an item from the Consent Agenda. No one responded.

Ricky Jones said his firm prepared the Preliminary Plat for the Villas at Bricktown, Item 4D, and would like to have it removed from the Consent Agenda.

MOTION: A motion was made by Fred Dorrell, seconded by Lee Whelpley, to approve the Consent Agenda Items 4A, B and C, per Staff recommendations.

**Aye: 4 -** Lee Whelpley, Ricky Jones, Fred Dorrell, and Glenn Shaw

**Absent: 1 -** Carlyne Isbell-Carr

- A. Minutes, Planning Commission meeting held November 5, 2015
- B. Consideration and possible action regarding BAL 1083, RoCo Properties Lot Split, 0.56 acres, R-3 to PUD 241/R-3, one-third mile south of Kenosha Street, one-quarter mile east of Elm Place on the northeast corner of Cedar Avenue and Elgin Street
- C. Consideration and possible action regarding PT15-106, Conditional Final Plat, Mullin Plumbing, 1 lot, 19.47 acres, A-1 to PUD 231/IL, east of County Line Road, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51

Ricky Jones recused himself from the discussion of Item 4D and left the Council Chambers at 5:02 p.m.

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

- D. Consideration and possible action regarding PT15-114, Preliminary Plat, Villas at Bricktown, 32 lots, 11.58 acres, R-1 to PUD 240/RS-3, north of the northeast corner of Kenosha Street and Olive Avenue**

MOTION: A motion was made by Lee Whelpley, seconded by Glenn Shaw, to approve Item 4D, PT150114, Preliminary Plat, Villas at Bricktown, per Staff recommendations.

**Aye: 3 - Lee Whelpley, Fred Dorrell, and Glenn Shaw**

**Absent: 1 - Carolyne Isbell-Carr**

**Recused: 1 - Ricky Jones**

Ricky Jones returned to the Council Chambers at 5:03 p.m.

Ricky Jones said Item 4C will be heard by the City Council on December 15, 2015, at 6:30 p.m.

**6. Public Hearings**

- A. Public hearing, consideration, and possible action regarding BAZ 1947, Crossing's at Lynn Lane, 60.00 acres, A-1 to RS-3, north and east of the northeast corner of Washington Street and 9th Street**  
Brent Murphy presented the background.

Ricky Jones asked if the applicant was present.

Andrew Shank, Eller & Detrich, representative for the owner, 2727 E. 21st Street, #200, Tulsa, OK 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. There were about 10 people in the audience. No one responded.

MOTION: A motion was made by Glenn Shaw to approve BAZ 1947, per Staff recommendations. The motion was seconded by Lee Whelpley.

**Aye: 4 - Lee Whelpley, Ricky Jones, Fred Dorrell, and Glenn Shaw**

**Absent: 1 - Carolyne Isbell-Carr**

- B. Public hearing, consideration, and possible action regarding PUD 207E, QuikTrip, a request for a major amendment to PUD 207, 17.23 acres, CH/PUD 207 to CH/PUD 207E, north of the Broken Arrow Expressway, west of 9th Street**  
Brent Murphy presented the background for PUD 207E, Quik Trip.

Ricky Jones asked if the applicant was present.

Mike Ward, QuikTrip Corporation, 4705 S. 129th East Avenue, Tulsa, said they are in agreement with the Staff report and are requesting this PUD for a proposed new generation Quik Trip store.

**Carolyne Isbell-Carr arrived in the Council Chambers at 5:11 p.m.**

Discussion occurred.

Ricky Jones opened the public hearing. No one spoke.

MOTION: by Glenn Shaw to approve PUD 207E, per Staff recommendations. The motion was seconded by Fred Dorrell.

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

**7. Appeals**

None.

**8. General Commission Business**

**A. Consideration and possible approval of 2016 Planning Commission meeting and calendar schedule**

Farhad Daroga said the 2016 Planning Calendar is being drafted and asked if the Planning Commission members wish to continue meeting on the 2nd and 4th Tuesday of each month with exception to November to January.

MOTION: by Fred Dorrell to approve teh 2016 Planning Commission meeting calendar. The motion was seconded by Lee Whelpley.

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

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

None

**10. Adjournment**

Meeting adjourned at 5:27 p.m.

MOTION: by Carolyne Isbell-Carr to adjourn. The motion was seconded by Fred Dorrell.

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