



**City of Broken Arrow**  
**Minutes - Final**  
**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*

---

**Thursday, September 10, 2015**

**5:00 PM**

**Council Chambers**

---

**1. Call To Order**

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

**2. Roll Call**

**Present** 4 - Lee Whelpley, Fred Dorrell, Glenn Shaw, and Carlyne Isbell-Carr  
**Absent** 1 - Ricky Jones

**3. Old Business**

None.

**4. Consideration of Consent Agenda**

Marcae Hilton presented the Consent Agenda items.

Fred Dorrell explained the Consent Agenda process and asked if anyone wished to have an item removed from the agenda for discussion. Glenn Shaw said he would need to remove Item 4C from the Consent Agenda and recuse himself.

MOTION: by Glenn Shaw to approve Consent Agenda items 4A and 4B, per Staff recommendations. The motion was seconded by Carlyne Isbell-Carr.

**Aye:** 4 - **Lee Whelpley, Fred Dorrell, Glenn Shaw, and Carlyne Isbell-Carr**  
**Absent:** 1 - **Ricky Jones**

**A. Minutes, Planning Commission meeting held August 27, 2015**

This item was approved as presented.

**B. Consideration and possible action regarding BAL 1080, Zeeco Lot Split, 50.58 acres, IH, northwest corner of Washington Street and Evans Road**

This item was approved as presented. The applicant was present and in agreement with the Staff report.

**C. Consideration and possible action regarding PT08-106A, Conditional Final Plat, Seven Oaks South II, 92 lots, 23.36 acres, A-1 to RS-3, one-quarter mile south of New Orleans Street, one-quarter mile east of 9th Street**

MOTION: by Lee Whelpley to remove Item 4C from the Consent Agenda. The motion was seconded by Carlyne Isbell-Carr.

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

**Absent: 1 - Ricky Jones**

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

Glenn Shaw left the Council Chambers.

**Consideration and possible action regarding PT08-106A, Conditional Final Plat, Seven Oaks South II, 92 lots, 23.36 acres, A-1 to RS-3, one-quarter mile south of New Orleans Street, one-quarter mile east of 9th Street**

Fred Dorrell said this plat will be heard by City Council on September 15, 2015, at 6:30 p.m.

MOTION: by Lee Whelpley to approve the Conditional Final Plat for Seven Oaks South II, per Staff recommendations. The motion was seconded by Carlyne Isbell-Carr.

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

**Absent: 1 - Ricky Jones**

**Recused: 1 - Glenn Shaw**

## **6. Public Hearings**

Glenn Shaw returned to the Council Chambers.

### **A. Public hearing, consideration, and possible action regarding BAZ 1943, Ross Property, 4.13 acres, A-1 to CG, northeast corner of Tucson Street and 9th Street**

Brent Murphy presented the background saying BAZ 1943 is a request to change the zoning designation on a 4.13 acre tract from A-1 (Agricultural) to CG (Commercial General). This property is located on the northeast corner of Tucson Street and 9th Street, just south of the Creek Turnpike. Applicant is proposing to locate their business, "Green Country Reclaimed Materials, LLC" on the property.

Mr. Murphy said the property is presently unplatted and, according to FEMA maps, the southeast part of the property may be located within the 100-year floodplain of Broken Arrow Creek. The property is designated as Level 4 in the Comprehensive Plan and the CG zoning requested with BAZ 1943 is in accordance with the Comprehensive Plan in Level 4.

Brent Murphy said, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ 1943 be approved, subject to the property being platted. Staff has met with the applicant and briefed them

on what is associated with the platting process.

Fred Dorrell asked if the applicant is present.

Adam and Cathy Ross, 6309 South 9th Street, Broken Arrow, OK said they are in agreement with the Staff report. Cathy Ross asked if there is a time frame for platting the property. Farhad Daroga said no.

Fred Dorrell opened the public hearing. No one was in the audience. Fred Dorrell closed the public hearing.

Fred Dorrell said this item will be heard by City Council on October 6, 2015, at 6:30 p.m.

MOTION: by Glenn Shaw to approve BAZ 1943, per Staff recommendations. The motion was seconded by Lee Whelpley.

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

**Absent: 1 - 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**

MOTION: by Carolyne Isbell-Carr to adjourn at 5:07 p.m. The motion was seconded by Glenn Shaw.

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

**Absent: 1 - Ricky Jones**