



**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*  
*Member Mark Jones*

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**Thursday, March 10, 2016**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

**2. Roll Call**

**Present** 3 - Carlyne Isbell-Carr, Lee Whelpley, and Ricky Jones

**Absent** 1 - Fred Dorrell

**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 4C and 4D from the Consent Agenda.

Ricky Jones explained the Consent Agenda process.

**A. Approval of Broken Arrow Planning Commission Meeting Minutes of February 25, 2016**

MOTION: by Lee Whelpley to approve Consent Agenda Items 4A,B and E, per Staff recommendations. The motion was seconded by Carlyne Isbell-Carr.

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

**Absent:** 1 - Fred Dorrell

**B. Consideration and possible action regarding BAL 1090, Tredway Lot Split, 61.60 acres, A-1, east and south of the southeast corner of Albany Street and Evans Road**

MOTION: by Lee Whelpley to approve Consent Agenda Items 4A,B and E, per Staff recommendations. The motion was seconded by Carlyne Isbell-Carr.

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

**Absent:** 1 - **Fred Dorrell**

- C. Consideration and possible action regarding PT15-103, Conditional Final Plat, Riverstone Estates, 103 lots, 37.28 acres, A-1 to RS-3, one-third mile east of Olive Avenue, south of Tucson Street**

This item was removed from the Consent Agenda.

- D. Consideration and possible action regarding PT15-114, Conditional Final 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**

This item was removed from the Consent Agenda.

- E. Consideration and possible action regarding PT16-104, Preliminary Plat, JDC Houston Street Addition, 1 lot, 38.62 acres, A-1 to PUD 245/IL, north of Houston Street, one-quarter to one-half mile east of 9th Street**

MOTION: by Lee Whelpley to approve Consent Agenda Items 4A,B and E, per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr.

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

**Absent:** 1 - **Fred Dorrell**

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

Ricky Jones said his firm the two plats that were removed from the Consent Agenda; however, because the Commission has an absent member there will not be a quorum if he leaves. He said he will not partake in the discussion on these items; however, will vote on them.

- 4C. Consideration and possible action regarding PT15-103, Conditional Final Plat, Riverstone Estates, 103 lots, 37.28 acres, A-1 to RS-3, one-third mile east of Olive Avenue, south of Tucson Street**

MOTION: by Lee Whelpley to approve Items 4C and 4D, per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr.

**Aye:** 2 - **Carolyne Isbell-Carr, and Lee Whelpley**

**Absent:** 1 - **Fred Dorrell**

**Abstain:** 1 - **Ricky Jones**

- 4D. Consideration and possible action regarding PT15-114, Conditional Final 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: by Lee Whelpley to approve Items 4C and 4D, per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr.

**Aye: 2 - Carolyne Isbell-Carr, and Lee Whelpley**

**Absent: 1 - Fred Dorrell**

**Abstain: 1 - Ricky Jones**

Ricky Jones said items 4C and 4D will be heard by the City Council on April 5, 2016, at 6:30 p.m.

## **6. Public Hearings**

None.

## **7. Appeals**

None

## **8. General Commission Business**

- A. Consideration, discussion, and possible action directing Staff to schedule a public hearing on April 14, 2016, to discuss and possibly recommend that Section 3.1 (Table 3.1-1), Section 3.2.C, Section 10.3.D.4 of the City of Broken Arrow Zoning Ordinance be modified to accommodate Micro Food and Beverage Production.**

Farhad Daroga said this item was discussed in the previous Planning Commission meeting. He said the item is describing and promoting micro-food and beverage production businesses that may be allowed in several commercial zoning categories through a specific use permit. Recently there have been inquiries from people wanting to put in wine blending businesses or micro breweries. He said the present Zoning Ordinance does not include this topic and the proposed Zoning Ordinance change would address that.

Mr. Daroga asked if the Commission members had any concerns or questions regarding the proposed changes. He said their input would be valuable. He said if the Commission desires, they can direct this item to move forward and advertise for public hearing, for the first meeting in April, 2016.

Lee Whelpley asked if this type of use is considered manufacturing. Farhad Daroga said there are some businesses that are in the manufacturing process that can be a larger scale that should be in a factory or larger area. The uses proposed are for small type businesses that are classified as than less than 55 gallons, a week with a certain number

of bottles per day. The micro-brewery designation is for beer and the wine designation would be referred to as wine blending or wine bottling. These type of businesses would have to follow the state rules and guidelines and be allowed to operate with a specific use permit.

Discussion continued.

MOTION: by Lee Whelpley directing Staff to schedule a public hearing on April 14, 2016, to discuss and possibly recommend Micro Food and Beverage Production be added to the Zoning Ordinance. The motion was seconded by Ricky Jones.

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

**Absent: 1 - Fred Dorrell**

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

Farhad Daroga said he wanted to recognize the new Assistant City Manager, Kenny Schwabb, in the audience.

Ricky Jones said he wanted to recognize, Marcae Hilton and thanked her for her hard work with the City of Broken Arrow.

#### **10. Adjournment**

Motion: by Carolyne Isbell-Carr to adjourn (at 5:13 p.m.). The motion was seconded by Lee Whelpley.

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

**Absent: 1 - Fred Dorrell**