



City of Broken Arrow
Minutes - Draft
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, November 5, 2015 **5:00 PM** **Council Chambers**

1. Call To Order

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

2. Roll Call

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

3. Old Business

None

Marcae Hilton presented the background for the Consent Agenda Items.

A motion was made to approve the Consent Agenda. The motion carried by the following vote:

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

- A. **Minutes, Planning Commission meeting held October 8, 2015.**
- B. **Consideration and possible action regarding BAL 1084, Johnny Parks Lot Split, 1.25 acres, RS-1, one-half mile east of Elm Place, one-third mile north of Jasper Street**
- C. **Consideration and possible action regarding CA 15-101, OK Transmissions, 1.03 acres, PUD 238/IL, west of the southwest corner of Albany Street and Aspen Avenue**
- D. **Consideration and possible action regarding PT15-110, Conditional Final Plat, Ferguson Addition, 1 lot, 5.80 acres, CH/SP 267/PUD 236, south of the Broken Arrow Expressway, one-eighth mile east of Elm Place**
- E. **Consideration and possible action regarding ST15-124, Site Plan, Zeeco Burner Assembly Building, 50.57 acres, 1 lot, IH, northwest corner of Washington Street and Evans Road**

Ricky Jones said Consent Items 4C and 4D will be heard by City Council on December 1, 2015, at 6:30 p.m.

5. Consideration of Items Removed from Consent Agenda
None

6. Public Hearings

Brent Murphy presented the background for BACP 147, The Crossings at Lynn Lane.

Ricky Jones asked if the applicant was present and if they agree with the Staff report.

Andrew Shank, Eller & Detrich, representing the owner, 2727 E. 21 Street, Ste. 200, Tulsa said they are in agreement with the Staff report.

Ricky Jones opened the public hearing and asked if anyone wished to speak on BACP 147, the Crossings at Lynn Lane. No one responded. There were about 16 people in the audience.

After the vote, Ricky Jones said this item will be heard by the City Council on December 1, 2015, at 6:30 p.m.

At 5:19 p.m. Andrew Shank asked to address the Commission regarding the Council date. Ricky Jones reopened the public hearing. Mr. Shank said he understood that Staff would make an exception and prepare this case for the November 17, 2015 City Council meeting. Farhad Daroga said this date would be acceptable.

Ricky Jones said to correct the Council date, for the record, that BACP 147 will be heard by City Council on November 17, 2015 at 6:30 p.m.

Ricky Jones closed the public hearing.

A. Public hearing, consideration, and possible action regarding BACP 147, Crossing’s at Lynn Lane, 60.00 acres, Levels 2, 3, and 6 to Level 2, north and east of the northeast corner of Washington Street and 9th Street

A motion was made by Fred Dorrell, seconded by Lee Whelpley that this Public Hearing be recommended for approval, per the Staff report. The motion carried by the following vote:

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

Brent Murphy presented the background for PUD 120G, Okwuasaba Medical Office.

Ricky Jones asked if the applicant was present and if they agree with the Staff report.

Weldon Bowman, W. Design, LLC, 815 East 3rd St., Ste. C, Tulsa said they are in agreement with the Staff report.

Ricky Jones opened the public hearing and asked if anyone wished to speak on PUD 120G, Okwuasaba Medical Office. No one responded. There were about 10 people in the audience.

B. Public hearing, consideration, and possible action regarding PUD 120G, a request for a minor amendment to PUD 120B (Castlegate), Okwuasaba Medical Office, 1.10 acres, PUD-120B/ON, north of Washington Street, east of Garnett Road

A motion was made by Glenn Shaw, seconded by Lee Whelpley, that this Public Hearings be approved, per the Staff report. The motion carried by the following vote:

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

Absent: 1 - Carolyne Isbell-Carr

Brent Murphy presented the background for PUD 242 and BAZ 1945, Cody Callaway Office Building.

Ricky Jones asked if the applicant was present and if they agree with the Staff report.

Cody Callaway, 115 Broadway, Broken Arrow said he is in agreement with the Staff report.

Ricky Jones opened the public hearing and asked if anyone wished to speak on PUD 242 and BAZ 1945, Cody Callaway Office Building. No one responded. There were about 8 people in the audience.

After the vote, Ricky Jones said Item 6C will be heard by the City Council on their meeting of December 1, 2015, at 6:30 p.m.

C. Public hearing, consideration, and possible action regarding PUD 242 and BAZ 1942, Cody Callaway Office Building, 0.40 acres, R-3 to ON, one-half mile south of Kenosha Street, one-half mile west of 9th Street on the northeast corner of First Street and Detroit Street.

A motion was made by Lee Whelpley, seconded by Glenn Shaw that this Public Hearing be recommended for approval, per the Staff report. The motion carried by the following vote:

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

Absent: 1 - Carolyne Isbell-Carr

Brent Murphy presented the background for PUD 243 and BAZ 1946, Collision Works.

Ricky Jones asked if the applicant was present and if they agree with the Staff report.

Malek Elkhoury, Khoury Engineering, 1435 E. 41st Street, Tulsa said they are in agreement with the Staff report and asked that the recommendation clarify the language regarding the renewal of the lease.

Farhad Daroga asked if Staff could receive a copy of the lease for the PUD record due to the length of the lease. Malek Elkhoury said he will talk to the attorney and see if he can get a copy of the lease from the attorney and that he thought this information was already provided.

Malek said there will be no problem editing the language of the PUD to include the lease dates.

Fred Dorrell asked if the lease is for 50 years if it began from 2004. Brent Murphy said by the time the lease expires, it will be the year 2055.

Ricky Jones opened the public hearing and asked if anyone wished to speak on PUD 243 and BAZ 1946, Collision Works. No one responded. There were about 7 people in the audience.

After the vote, Ricky Jones said Item 6D will be heard by the City Council on their meeting of December 1, 2015, at 6:30 p.m.

D. Public hearing, consideration, and possible action regarding PUD 243 and BAZ 1946, Collision Works, 2.64 acres, CH to IL, southeast corner of Kenosha Street and 14th Street, south of Kenosha Street, one-third mile east of 9th

A motion was made by Fred Dorrell, seconded by Lee Whelpley that this Public Hearing be recommended for approval, per the Staff report. The motion carried by the following vote:

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

Absent: 1 - Carolyne Isbell-Carr

7. Appeals

None

8. General Commission Business

None

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

None

10. Adjournment

A motion was made Fred Dorrell to adjourn at 5:22 p.m. The motion was seconded by Glenn Shaw.

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

Absent: 1 - Carolyne Isbell-Carr