



**City of Broken Arrow**  
**Minutes**  
**Planning Commission**

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

*Chairperson Fred Dorrell*  
*Vice Chair Lee Whelpley*  
*Member Ricky Jones*  
*Member Carlyne Isbell-Carr*  
*Member Mark Jones*

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**Thursday, February 23, 2017**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

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

**2. Roll Call**

**Present**    4 -    Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

**Absent**     1 -    Mark Jones

**3. Old Business**

None

**4. Consideration of Consent Agenda**

**A.     [17-1816](#)     Approval of Planning Commission meeting minutes of January 26, 2017**

A motion was made by Ricky Jones, seconded by Lee Whelpley, that the minutes from January 26, 2017 be approved. The motion carried by the following vote:

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

**Absent:**    1 -    Mark Jones

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

**6. Public Hearings**

**A.     [17-1822](#)     Public hearing, consideration, and possible action regarding BAZ 1971, 26.2 acres, A-1 to IL, east of 9th Street, one-quarter mile south of Houston Street**

Brent Murphy presented BAZ-1971, saying this was a request to rezone from A-1 to Industrial Light zoning, on 26.2 acres of undeveloped land located on 9th Street, one-quarter mile south of Houston Street. The property is currently designated as Level

6 in the Comprehensive Plan and IL zoning is identified as being in conformance with the Comprehensive Plan when done in conjunction with a PUD. Staff was recommending approval of the rezoning request subject to the property being platted and a PUD being submitted and approved by the City Council. He said the applicant was present and in agreement with staff recommendations.

Lou Reynolds, Eller & Detrich, and applicant for the property owner, addressed the Commission, saying they were in agreement with Staff recommendations.

The Public Hearing was opened. No one requested to speak. The Public Hearing was closed.

This case will be heard by the City Council on March 7, 2017.

A motion was made by Ricky Jones, seconded by Lee Whelpley, to recommend approval of BAZ-1971, subject to Staff recommendations. The motion carried by the following vote:

**Aye: 4 - Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**Absent: 1 - Mark Jones**

**B. [17-1825](#) Public hearing, consideration, and possible action regarding BAZ 1972, Fire Station No. 7, 2.5 acres, 1 lot, A-R-1 to RS-2, southeast corner of Washington Street and First Place**

Brent Murphy presented BAZ-1972, stating this was a request to change from A-R-1 to RS-2 on property located on the southeast corner of Washington and Main Streets. He said the City of Broken Arrow purchased this property with the intention of constructing a new fire station. The proposed change is in compliance with the Comprehensive Plan. Staff recommended approval of BAZ-1972 subject to the property being platted. The applicant is in agreement with Staff recommendations.

Michael Skates, Development Services Director, spoke on behalf of the Fire Chief, Jeremy Moore, who had a previous commitment and could not attend this meeting. He said Chief Moore was in agreement with staff recommendations.

The Public Hearing was opened. Robert Persinger, 239 E. Washington Street requested to speak. He was opposed to a fire station at this location. He said he did not receive notification of this public hearing. The case map was brought up and Mr. Persinger's property was just outside of the notification area. He said this was residential property and it needed to stay residential. Mr. Persinger expressed concern about parking for Arrowhead Park and said parking was a greater need than the need for a fire station.

Mr. Dorrell explained the Planning Commission was a recommending body and if Mr. Persinger wished to express his opinion to the City Council, he could contact the City Clerk and sign up to speak.

Michael Skates further explained the reasoning behind this site being chosen for the fire station over other sites in the area.

Ricky Jones noted the Planning Commission wasn't looking at the specific use for this property. He said they were tasked with evaluating the proposed zoning district, and if it was in compliance with the Comprehensive Plan.

The Public Hearing was closed.

This rezoning case will be heard by the City Council on March 21, 2017.

A motion was made by Ricky Jones, seconded by Carolyn Isbell-Carr, that BAZ-1972 be recommended for approval per Staff recommendations. The motion carried by the following vote:

**Aye: 4 - Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**Absent: 1 - Mark Jones**

C. [17-1837](#) **Public hearing, consideration, and possible action regarding BAZ 1973, Village on Elgin, 0.50 acres, R-3 to DM, northwest corner of First Street and Elgin Street**

Brent Murphy presented BAZ-1973, saying this was a request to rezone from R-3 to DM on 0.50 acres of undeveloped property located on the northwest corner of First Street and Elgin Street. He said the applicant wishes to develop a mixed-use development. On the west side, he wants to build a structure with retail on the ground floor and an apartment on the top floor, and on the east side of the property, to build three single-family attached structures. The proposed DM zoning will be in compliance with the Comprehensive Plan. Since the property was previously platted, Staff recommended approval of BAZ-1973 with platting being waived.

Travis Baker, 3731 S. 99th East Avenue, Tulsa, the applicant, was in agreement with Staff recommendations.

The Public Hearing was opened. Karen Klaus, 323 E. Elgin Street, Broken Arrow, said she was concerned about children walking to school and the need for sidewalks, increased traffic flow, and what about accommodations for additional sewer needs.

Michael Skates said sidewalks will be required.

The Public Hearing was closed.

This case will be heard by the City Council on March 21, 2017.

A motion was made by Lee Whelpley, seconded by Ricky Jones, that

BAZ-1973 be recommended for approval, per Staff recommendations. The motion carried by the following vote:

**Aye: 4 - Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**Absent: 1 - Mark Jones**

## **7. Appeals**

None

## **8. General Commission Business**

None

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

Michael Skates introduced Larry Curtis as the new Plan Development Manager. He said Farhad Daroga has moved over and is taking over the Special Project Division.

On Saturday, February 25th, the Annual HOA Workshop will be held from 10-2 pm, at Central on Main. Mr. Skates will send out an email reminder of this workshop.

## **10. Adjournment**

A motion was made by Carolyn Isbell-Carr, seconded by Ricky Jones, to adjourn. The motion carried by the following vote:

**Aye: 4 - Carolyn Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

**Absent: 1 - Mark Jones**