



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

Thursday, February 9, 2017

5:00 PM

Council Chambers

1. Call To Order

Meeting was called to order at 5:00 p.m. by Chairman, Fred Dorrell

2. Roll Call

Present 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

3. Old Business

None

4. Consideration of Consent Agenda

Staff Planner, Amanda Yamaguchi presented the background for the Consent Agenda Items

A. [17-1814](#) Minutes, Planning Commission meeting held on January 12, 2017

MOTION: by Ricky Jones to approve Consent Agenda Items A, B, and C, per Staff recommendations. The motion was seconded by Lee Whelpley.

Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

B. [17-1813](#) Consideration and possible action regarding CA 17-100, Commerce Crossing Lot 1, Block 1, 2.98 acres, IL to PUD 257/IL, south of Albany Street, one-quarter mile west of Olive Avenue

MOTION: by Ricky Jones to approve Consent Agenda Items A, B, and C, per Staff recommendations. The motion was seconded by Lee Whelpley.

Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

- C. [17-1769](#) **Consideration, and possible action regarding PT17-100, Preliminary Plat, Kum & Go 1866 Addition, 1 lot, 2.07 acres, A-CG to CG/PUD-94, northeast corner of Omaha Street and Aspen Avenue**

MOTION: by Ricky Jones to approve Consent Agenda Items A, B, and C, per Staff recommendations. The motion was seconded by Lee Whelpley.

Aye: 5 - **Mark Jones,Carolynne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones**

5. Consideration of Items Removed from Consent Agenda

None

6. Public Hearings

- A. [17-1762](#) **Public hearing, consideration, and possible action regarding SP 278, R & M Music, 2.93 acres, CH, east of the southeast corner of Washington Street and Elm Place between Atlanta Street and Washington Street**

Staff Planner, Amanda Yamaguchi presented the background for SP-278 saying, SP-278 is a request for a Specific Use Permit for a new church to be located in the Washington Square Center. The property contains 2.93 acres, and is located east of the southeast corner of Washington and Elm Place between Atlanta Street and Washington Street. The property is developed and was platted as JHM Second, a re- subdivision of Lots 6 & 7, Block 1, JHM Addition on May 11, 1977.

The applicant is proposing to use an existing tenant space located on the north half of the property, near the center of the shopping center next to Washington Street, as a church facility. The space provided for the church is approximately 3,500 square feet. Churches are classified as “Places of Assembly” in the Zoning Ordinance, which require a Specific Use Permit in the CH district.

Parking for the church shall be provided by the existing parking lot for the shopping center. Hours of operation of the church coincides with the hours of least traffic for the shopping center, mainly on Sundays and on Wednesday evenings.

There is an existing bar, Torchy’s, in the Washington Square Center, north of the proposed church. While churches can go in the vicinity of an existing bar, if the bar ever closes or loses its State liquor license, it may be difficult to get a new license. Adding a church to the shopping center could impact future liquor license requirements for tenants in the shopping center; however, the owner of the shopping center is the one applying for the Specific Use Permit.

Based on the Comprehensive Plan, Staff recommends that SP-278 be approved subject to the following conditions: The first being, Right-of-Way and utility easements shall be dedicated along Washington Street in accordance with the City of Broken Arrow Subdivision Regulations. The second condition being that the Specific Use Permit shall be for a church at this location shown on the site plan submitted with SP-278. SP-278 shall be valid for a two-year period from the date of City Council approval. Any

renewals after the two-year period will require a new specific use permit application to be submitted and approved by the City Council.

Fred Dorrell asked if the applicant was present and to step to the podium and state their name and address and if in agreement with Staff recommendations.

Kenneth Tegue, R&M Music Company, said the church is 2,500 square feet with a nursery of 1,000 square feet which is part of the 2,500 square feet. The church itself is 1,700 square feet and the remainder of the 2,500 square feet will be used for restrooms and office space. He said he agrees with Staff recommendations one-hundred percent.

Ricky Jones asked Mr. Tegue if he is aware that right-of-way must be dedicated to the City along the frontage. Mr. Tegue said yes, six feet.

Fred Dorrell opened the public hearing and asked if anyone wished to speak on Item 6A., SP-278. No one responded. Fred Dorrell closed the public hearing.

Lee Whelpley said this same type of situation occurred on Kenosha and County Line where a liquor store was next door and the owner of the liquor store did not show up at the hearing. He said that if this specific use permit is approved, per the ABLE Commission, the current property owner of the bar cannot sale their business as a bar and create a new bar.

Mark Jones said the stipulation is for two years.

Michael Skates said it is for two years and Staff has spoken with the shopping center owner, who has spoken with the owner of Torchy's bar. He said they were in agreement and aware of what is taking place.

Lee Whelpley said if the owner did not show and has not complained than there is no complaint (on record).

Fred Dorrell asked if there were any more comments or discussion. No one responded.

MOTION: by Mark Jones to approve SP-278, per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr.

After the vote, Fred Dorrell said this item will be heard by City Council on March 7, 2017, at 6:30 p.m.

Aye: 5 - Mark Jones, Carolyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

7. Appeals

None

8. General Commission Business

A. [17-1823](#) **Review and discussion of Comprehensive Plan Update and possible selection of Planning Commission Members to be appointed on the selection team for reviewing RFP's for the Comprehensive Plan**

Farhad Daroga said the City is embarking on a new Comprehensive Plan which will take approximately one to one and one-half years to complete. The current Plan was done in 1997 and updated in 2003 with other subsequent minor amendments over the last several years. He said the first task is a letter of intent (LOI), inviting design consultants to come to the City of Broken Arrow if they are interested in this project. The LOI will be sent out February 10, 2017 to planning websites and media sources. After LOI's are received request for proposals (RFP) will start in March.

Once all LOI's are received, a small selection committee will be created. The selection committee will consist of approximately 7 to 10 people, with half of the committee members being City Staff and (it is recommended that) two of the members be from the Planning Commission. Mr. Daroga said they are requesting two Planning Commission members to volunteer for the selection committee because more than two Planning members would be considered a quorum and the committee meetings would have to be published. He asked if any Planning Commission members wish to volunteer for the committee to advise Staff at this meeting or later. This committee will meet two or three times to review all requests for proposals which are due April 28, 2017.

Mr. Daroga said the proposed schedule for this project has been provided to the Commission. Once the consulting firm has been selected, a larger committee (an advisory committee) will be formed, by the City Council, to help the consulting group and staff to help prepare the new Comprehensive Plan. The City Council may nominate members of the Planning Commission and other groups within the City for the advisory committee.

Mark Jones asked where the LOI's will be sent. Farhad Daroga said they will be published in the local newspapers, architectural publications, American Planning Association magazine website. The City also has a list of standard engineering and architectural firms who will be emailed and others that have contacted the City. This project will take about 18 months and need a commitment from a firm that can devote a lot of man hours and time to accomplish this task.

Ricky Jones said he is on the Committee for the City of Glenpool who are re-doing their rezoning and comprehensive plan. He said he is seeing a lot of large national firms partnering with local firms which is a good thing due to the late night meetings and the local firm knowing the immediate area and trends. He said he prefers the partnership rather than a large, out-of-state firm being chosen for the work and telling Broken Arrow what they need.

Mark Jones said he agreed with Ricky Jones comments. He said he is in favor of

involving a local firm rather than someone from like New York City tell Broken Arrow how to do things. A collaboration of an outside firm and local firm would be a good thing.

Michael Skates said the RFP may already have the request for local and national firms. He said if it is not in the RFP, Staff can add it. Farhad Daroga said the RFP's do have the request for local and national firms.

Conversation continued.

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

None

10. Adjournment

MOTION by Carlyne Isbell-Carr to adjourn. The motion was seconded by Ricky Jones.

Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones