



# City of Broken Arrow

## Minutes Planning Commission

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Lee Whelpley*  
*Vice Chairperson Ricky Jones*  
*Commission Member Fred Dorrell*  
*Commission Member Mark Jones*  
*Commission Member Pablo Aguirre*

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**Thursday, April 26, 2018**

**Time 5:00 p.m.**

**Council Chambers**

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**1. Call to Order**

Chairperson Lee Whelpley called the meeting to order at approximately 5:00 p.m.

**2. Roll Call**

**Present:** 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Ricky Jones, Lee Whelpley

**3. Old Business**

There was no Old Business.

**4. Consideration of Consent Agenda**

Amanda Yamaguchi, Staff Planner, presented the consent agenda.

- A. Approval of PT13 104A, Conditional Final Plat, CSD Enterprises Amended, a replat of Block 1 and Reserve A of CSD Addition, and a replat of part of Lot 1 of Block 1 of Battle Creek Mini Storage, 3 lots, 4.09 acres, PUD 226A/CH & IL, located one quarter mile south of Omaha Street, west of Aspen Avenue**

Ms. Yamaguchi reported the applicant was present and in agreement with Staff recommendation.

- B. Approval of PT16 113A, Conditional Final Plat, Oak Creek South Phase III, 17.31 acres, R 1 to RS 3, one half mile south of Houston Street, one quarter mile east of 23rd Street, north of the M.K.&T. Railroad**

Ms. Yamaguchi reported the applicant was present and in agreement with Staff recommendation.

Chairperson Lee Whelpley asked if there were any questions of Staff. There were none. Chairperson Whelpley explained the Consent Agenda was approved in it's entirety with a single motion and a single vote unless an item was to be removed for discussion. He asked if there was an item to be removed from the Consent Agenda. There were none.

MOTION: A motion was made by Mark Jones, seconded by Pablo Aguirre.

**Move to approve the Consent Agenda per Staff recommendations**

The motion carried by the following vote:

**Aye:** 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley stated Items 4A and 4B would go before City Council on May 15<sup>th</sup>, 2018 at 6:30 p.m. He explained if any citizen desired to speak regarding Items 4A and 4B, said citizen was required to fill out a Request to Appear Before City Council form in advance.

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

There were no items removed from the Consent Agenda. No action was required or taken.

**6. Public Hearings**

- A. Public hearing, consideration, and possible action regarding PUD (Planned Unit Development) 268A Minor Amendment, Alfa Laval, 39.41 acres, IL/PUD 268, east of 9th Street, one quarter mile south of Houston Street**

Planner II Jane Wyrick reported PUD 268A was a minor amendment to the Alfa Laval PUD. She reported on December 5<sup>th</sup>, 2017 City Council approved PUD 268 to expand the Alfa Laval facility subject to platting and to conditions of approval. She stated with the amendment to the PUD, Alfa Laval proposed to eliminate the requirement for roof-mounted mechanical equipment to be screened. She explained the office building would have a peaked roof which sloped east and west and the front wall was proposed to be a concrete tilt-up which extended above the peaked roof line. She stated the manufacturing building would only slope to the west as this was the first phase of the building; however, there was an expected addition which would slope to the east creating a peaked roof line. She stated the property was designated level 6 in the Comprehensive Plan, IL zoning was considered in conformance with the Comprehensive Plan in level 6 when in conjunction with a PUD, and

the property was not located within the 100 year flood plain. She stated Staff recommended PUD 268A be approved.

Chairperson Whelpley asked if the applicant was present. Ms. Wyrick responded in the negative; however, the applicant had indicated he was in agreement with the Staff Report.

Chairperson Whelpley opened up the Public Hearing for Item 6A. He asked if any present wanted to speak regarding Item 6A. There were none who wished to speak. He closed the Public Hearing for Item 6A.

MOTION: A motion was made by Ricky Jones, seconded by Mark Jones.

**Move to approve Item 6A, PUD 268A, per Staff recommendation**

The motion carried by the following vote:

**Aye: 5 -** Pablo Aguirre, Mark Jones, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley stated Item 6A would go before City Council on May 15<sup>th</sup>, 2018 at 6:30 p.m. He explained if any citizen desired to speak regarding this Item, said citizen was required to fill out a Request to Appear Before City Council form in advance.

**B. Public hearing, consideration, and possible action regarding SP 199B (Specific Use Permit) Amendment to Abiding Harvest Church Signage, 16.76 acres, A 1/SP 199, one third mile north of Florence Street (111th Street), east of Olive Avenue**

Ms. Jane Wyrick stated Item 6B, SP 199B, was a Specific Use Permit Amendment request to modify the existing monument sign for Abiding Harvest Church by addition of a digital sign. She reported the original Specific Use Permit was approved in 2006 and amended in 2007 when the church acquired additional property. She reported a separate Use Permit was approved for an on-site telecommunication tower. She stated the existing monument sign was 11 feet, 9 inches in height, with approximately 40.5 square feet of sign area including a 20.3 square foot changeable copy sign. She stated the applicant proposed to remove the changeable copy portion of the sign and install a 28.3 square foot LED display panel in its place which would raise the height of the sign by 9 inches. She stated the property was not located within the 100 year flood plain. She stated places of assembly were permitted in any residential or agricultural district with a Specific Use Permit and illuminated signs were permitted in Agricultural and Residential Districts as part of an institutional use, such as place of assembly. She explained SP 199B was in accordance with the Comprehensive Plan and the zoning ordinance. She reported Staff received one phone call inquiring about the public notice, but the citizen had no concerns. She stated Staff recommended SP 199B be approved subject to acquisition of a sign permit and a dimmer control for the LED panel.

Mr. Gary Haynes stated his address was 5676 South 107<sup>th</sup> East Avenue, Tulsa. Chairperson Whelpley asked if Mr. Haynes was in agreement with Staff recommendation. Mr. Haynes responded in the affirmative.

Chairperson Whelpley opened up the Public Hearing for Item 6B. He asked if any present wanted to speak to Item 6B. There were none who wished to speak. He closed the Public Hearing for Item 6B.

MOTION: A motion was made by Mark Jones, seconded by Pablo Aguirre.

**Move to approve Item 6B, SP 199B, per Staff recommendation**

The motion carried by the following vote:

**Aye: 5 -** Pablo Aguirre, Mark Jones, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley stated Item 6B would go before City Council on May 15<sup>th</sup>, 2018 at 6:30 p.m. He explained if any citizen desired to speak regarding this Item, said citizen was required to fill out a Request to Appear Before City Council form in advance.

**7. Appeals**

There were no Appeals.

**8. General Commission Business**

There was no General Commission Business.

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

Vice Chairperson Jones thanked the Planning Commission for allowing the Planners to attend the National Planning Conference.

**10. Adjournment**

The meeting adjourned at approximately 5:09 p.m.

MOTION: A motion was made by Mark Jones, seconded by Ricky Jones.

**Move to adjourn**

The motion carried by the following vote:

**Aye:     5 -     Pablo Aguirre, Mark Jones, Fred Dorrell, Ricky Jones, Lee Whelpley**

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Mayor

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City Clerk