



# 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, June 28, 2018**

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

**Council Chambers**

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### 1. Call to Order

Vice Chairperson Ricky Jones called the meeting to order at approximately 5:00 p.m.

### 2. Roll Call

**Present:** 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones  
**Absent:** 1 - Pablo Aguirre

### 3. Old Business

There was no Old Business.

Vice Chairperson Jones reported the City of Broken Arrow was the National First Place Winner at the U.S. Conference of Mayors 2018 for the City Livability Award. He congratulated Mayor Craig Thurmond and stated he felt this was quite an honor

### 4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

**A. 18-740 Approval of PT17-106, Conditional Final Plat, Timber Ridge Business Park, 72.02 acres, 9 Lots, A-1 to IL/PUD-259, one half mile west of Evans Road, south of Kenosha Street**

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

**B. 18-743 Approval of PT16-108A, Preliminary Plat, North Rose Business Park, 13.20 acres, 13 lots, RM, R-2, CN, and CH to IL/PUD-253A, north of Kenosha Street, one quarter mile east of Elm Place**

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

Vice Chairperson Jones explained the Consent Agenda was approved in its entirety with a single motion and a single vote unless an item was to be removed for discussion. He asked if there were any Items to be removed. There were none.

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

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

The motion carried by the following vote:

**Aye:** 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Vice Chairperson Jones stated Item 4A would go before City Council on July 17<sup>th</sup>, 2018 at 6:30 p.m. He explained if any citizen desired to speak regarding Item 4A, 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. 18-695 Public hearing, consideration, and possible action regarding BAZ-2004, Martha A. Helm Trust, 7.50 acres, A-1 to RS-3, one half mile north of Houston Street, west of Evans Road**

Senior Planner Brent Murphy reported the A-1 zoning on this property was assigned when the property was annexed in 1980. He reported there was an existing single family home on the northeast part of the property, and the west half of the property was presently undeveloped. He explained the applicant hoped to divide the property into two lots which would meet minimum lot size and frontage requirements if rezoned to RS-3. He stated the property was designated as Level 2 in the Comprehensive Plan, and RS-3 zoning was in conformance with the Comprehensive Plan in Level 2. He explained the zoning ordinance required any changes in zoning be approved subject to platting; however, staff recommended platting be waived, provided right of way was dedicated along Evans Road in accordance with subdivision regulations: 50 feet from the section line with a 17.5 foot utility easement

adjacent to the new right of way line. He stated Staff recommended BAZ-2004 be approved.

Ms. Deborah Helm Caskey stated her address was 7620 South 225 East Avenue. She stated she was one of the Trustees for the Martha A. Helm Trust. Vice Chairperson Jones asked if Ms. Caskey was in agreement with Staff recommendations and understood the right of way dedication and easement dedication requirements. Ms. Caskey responded in the affirmative.

Vice Chairperson Jones 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 Fred Dorrell, seconded by Lee Whelpley.

**Move to approve Item 6A per Staff recommendation**

The motion carried by the following vote:

**Aye: 4 -** Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Vice Chairperson Jones stated Item 6A would go before City Council on July 17<sup>th</sup>, 2018 at 6:30 p.m. He explained if any citizen desired to speak regarding Item 6A, said citizen was required to fill out a Request to Appear Before City Council form in advance.

**B. 18-715 Public hearing, consideration, and possible action regarding BAZ-2003, Byrne Residence, 1.20 acres, R-1 to RS-1, one quarter mile west of 9th Street, one quarter mile north of Kenosha Street at 1111 N. 4th Street**

Ms. Amanda Yamaguchi reported the applicant requested a change in zoning from R-1 to RS-1 to accommodate construction of a new home and accessory structure on the property. She stated the property was platted as lot 2, block 1, or Kenwood Acres. She reported the rear yard setback for the current R-1 zoning was 20% of the depth of the lot (approximately 60 feet from the rear property line). She explained the applicant intended to move the accessory structure closer to the rear of the property line and as such requested the zoning be changed to RS-1 which would allow a rear yard setback of 25 feet. She stated the property was designated Level 1 in the Comprehensive Plan and the RS-1 zoning requested with BAZ-2003 was considered in conformance with the Comprehensive Plan in Level 1. She stated Staff recommended BAZ-2003 be approved and platting be waived subject to a 4 foot sidewalk being constructed along the frontage of 4<sup>th</sup> Street, or funds being put into escrow, when the new structure was constructed.

Mr. Chris Burns stated his address was 4230 South 185<sup>th</sup> East Avenue, Tulsa. He stated he understood and approved Staff recommendations.

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

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

**Move to approve Item 6B per Staff recommendation**

The motion carried by the following vote:

**Aye: 4 -** Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Vice Chairperson Jones stated Item 6B would go before City Council on July 17<sup>th</sup>, 2018 at 6:30 p.m. He explained if any citizen desired to speak regarding Item 6B, said citizen was required to fill out a Request to Appear Before City Council form in advance.

**C. 18-742 Public hearing, consideration, and possible action regarding BACP-162, Pat's Express Car Wash BA, 1.01 acres, Level 4 to Level 6, north of Kenosha Street, west of Creek Turnpike**

Jane Wyrick, Planner II, reported Item 6C, BACP-162, was a request to change the Comprehensive Plan designation from Level 4 to Level 6. She stated should the request be granted the applicant intended to amend the existing PUD 175 for Northeast Crossroads to rezone the project from CG to CH for a new car wash. She reported the O2 and C2 zoning districts, which were in effect when PUD 175 was approved, were not currently used and had been converted to CG (Commercial General). She stated the applicant wanted to construct the car wash on a site which required CH (Commercial Heavy) zoning. She reported CH was not consistent with Level 4 in the Comprehensive Plan, but was consistent with Level 6. She stated a car wash was considered an appropriate use given its location at the intersection of an arterial roadway, and the turnpike. She stated access to the site would be off of North 38<sup>th</sup> Street which existed within the commercial center, easements had been dedicated with the plat, and drainage was established for the plat. She stated the property was not located within the 100 year food plain. She stated Staff recommended BACP-162 be approved subject to a Major Amendment to PUD 175 to include the rezoning request to Commercial Heavy.

Mr. Andrew Shank stated his address was 2727 East 21<sup>st</sup> Street, Suite 200. He stated he represented the applicant and the applicant agreed with the Staff Report.

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

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

**Move to approve Item 6C per Staff recommendation**

The motion carried by the following vote:

**Aye: 4 -** Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Vice Chairperson Jones stated Item 6C would go before City Council on July 17<sup>th</sup>, 2018 at 6:30 p.m. He explained if any citizen desired to speak regarding Item 6C, 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**

**A. 18-601 Presentation of Training Material for Planning Commission**

Vice Chairperson Jones stated Item 8A would be tabled until all Planning Commission Members were present.

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

**Move to table Item 8A until the next Planning Commission Meeting**

The motion carried by the following vote:

**Aye: 4 -** Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

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

Vice Chairperson Jones reported he often had the opportunity to attend Planning Commission Meetings in other communities. He expressed his appreciation for the Broken Arrow Planning Commission and Staff. He stated he felt the Broken Arrow Planning Commission and Staff excelled in knowledge and efficiency.

**10. Adjournment**

The meeting adjourned at approximately 5:15 p.m.

MOTION: A motion was made by Lee Whelpley, seconded by Fred Dorrell.

**Move to adjourn**

The motion carried by the following vote:

**Aye: 4 -** Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

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Mayor

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City Clerk