



# City of Broken Arrow

## Minutes Planning Commission

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

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

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**Thursday, November 1, 2018**

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

**Council Chambers**

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### 1. Call to Order

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.

### 4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

**A. 18-1249 Approval of PT17-101, Conditional Final Plat, 121 Elm, 1 lot, 1.43 acres, A-1 to CN/PUD-199A, south and west of the southwest corner of Elm Place and Tucson Street**

**B. 18-1317 Approval of Planning Commission meeting minutes of July 12, 2018**

**C. 18-1318 Approval of Planning Commission meeting minutes of July 26, 2018**

**D. 18-1319 Approval of Planning Commission meeting minutes of August 9, 2018**

**E. 18-1320 Approval of Planning Commission meeting minutes of August 23, 2018**

**F. 18-1321 Approval of Planning Commission meeting minutes of August 30, 2018**

**G. 18-1322 Approval of Planning Commission meeting minutes of September 13, 2018**

**H. 18-1323 Approval of Planning Commission meeting minutes of September 29, 2018**

**I. 18-1325 Approval of Planning Commission meeting minutes of October 11, 2018**

Chairperson Ricky Jones explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was to be removed for discussion. He stated he needed to remove Item 4A from the Consent Agenda; his firm prepared the plat. He asked if there were any other Items to be removed from the Consent Agenda. There were none.

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

**Move to approve the Consent Agenda excluding Item 4A**

The motion carried by the following vote:

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

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

Item 4A was removed from the Consent Agenda.

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

**Move to approve Item 4A**

The motion carried by the following vote:

**Aye:** 3 - Mark Jones, Fred Dorrell, Lee Whelpley,

**Recused:** 1 - Ricky Jones

Chairperson Jones left the room prior to discussion of Item 4A and returned following the vote for Item 4A. He stated Item 4A would go before City Council on December 18, 2018 at 6:30 p.m.

### 6. Public Hearings

**A. 18-1313 Public hearing, consideration, and possible action regarding PUD-283 (Planned Unit Development) and BAZ-2015 (Rezoning), Dollar General Broken Arrow, 2.00 acres, A-CH to CG, located west of the southwest corner of Aspen Avenue and Omaha Street**

Ms. Amanda Yamaguchi reported the applicant requested the zoning on the property be changed from A-CH (annexed commercial heavy) to CG (commercial general). She stated a preliminary plat for Dollar General Broken Arrow was submitted and would be reviewed for the December 6, 2018 Planning Commission Meeting. She stated the property had been

annexed into the City of Broken Arrow by Ordinance No. 1670 on October 7, 1991. She reported with PUD-283 the applicant proposed to develop a Dollar General on the site. She stated the conceptual layout submitted with the PUD showed the proposed location of the building, driveways and parking. She reported PUD-283 was proposed to be developed in accordance with the CG development standards with the following modifications: screening would not be required on the eastern and southern property lines, and a single access point would be permitted to the site via a drive separated from the existing drive to the west by no less than 200 feet measured from center line to center line. She stated water was available from the City of Broken Arrow and sanitary sewer was available from both the City of Broken Arrow and the City of Tulsa. She stated site lighting would conform to the City of Broken Arrow zoning ordinance with the exception of light poles being allowed in the utility easements abutting the street right of ways. She stated none of the property was located within the 100 year flood plain, the property associated with PUD-283 and BAZ-2015 was shown as Level 6 in the Comprehensive Plan, and the CG zoning, requested with BAZ-2015 and incorporated into PUD-283, was considered to be in conformance with the Comprehensive Plan in Level 6. She stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended BAZ-2015 and PUD-283 be approved subject to the following: the property being platted, all wall pack lighting be equipped with a shield to direct light downward and all free standing signs having a monument type base of the same masonry material as the principal building.

The applicant, Mr. Alan Betchan with AAB Engineering, stated his address was P.O. Box 2136 Sand Springs, OK 74063. He stated he was in agreement with Staff Recommendations.

Chairperson Jones opened the Public Hearing for Item 6A. He asked if any present wished to speak regarding Item 6A. Seeing none, he closed the Public Hearing for Item 6A.

Chairperson Jones asked if the Fire Marshall had approved the single access point. Mr. Brent Murphy responded in the affirmative.

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

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

The motion carried by the following vote:

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

Chairperson Jones stated Item 6A would go before City Council on December 18, 2018 at 6:30 p.m.

**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)**

There were no Remarks, Inquiries and Comments by Planning Commission and Staff.

**10. Adjournment**

The meeting adjourned at approximately 5:07 p.m.

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

**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