



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Fred Dorrell
Vice Chairperson Lee Whelpley
Commission Member Ricky Jones
Commission Member Mark Jones
Commission Member Jaylee Klempa

Thursday, September 12, 2019

Time 5:00 p.m.

Council Chambers

1. Call to Order

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

2. Roll Call

Present: 3 - Jaylee Klempa, Mark Jones, Lee Whelpley
Absent: 2 - Ricky Jones, Fred Dorrell

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 19-1118** Approval of Planning Commission meeting minutes of August 22, 2019
- B. 19-1076** Approval of PT19 113, Preliminary Plat, Casey's General Store 3, Lot 1, Block 1, 1.77 acres, 1 Lot, A 1 (Agricultural) to PUD 292(Planned Unit Development)/CG (Commercial General), southeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue)
- C. 19-1073** Approval of PT19 112, Conditional Final Plat, Timber Ridge Cottages, 8.05 acres, 1 Lot, A 1 (Agricultural) to RM (Residential Multi Family) and PUD 276 (Planned Unit Development), one quarter mile south of Kenosha Street (71st Street), east of 37th Street (209th East Avenue)
- D. 19-1072** Approval of PT19 114, Conditional Final Plat, Bentley Row, a re subdivision of Lots 6 thru 10 Block 6, Homestead Addition and Lots 4 and 5, Block 51 Original Town of Broken Arrow, 0.56 acres, 7 Lots, R 2 (Single Family Residential), one eighth mile west of Elm Place (161st East Avenue), one quarter mile north of Houston Street (81st Street) Ms. Yamaguchi reported the applicants were in agreement with the Staff Reports.

Vice Chairperson Whelpley 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 removed for discussion. He asked if there were any items to be removed from the Consent Agenda. There were none.

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

Move to approve the Consent Agenda per Staff recommendation

The motion carried by the following vote:

Aye: 3 - Jaylee Klempa, Mark Jones, Lee Whelpley

Vice Chairperson Whelpley noted Item 4C and Item 4D would go before City Council on October 1, 2019 at 6:30 p.m. He explained if any individual wished to speak regarding these Items, said individual 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 needed or taken.

6. Public Hearings

- A. 19-1011** Public hearing, consideration, and possible action regarding PUD-292 (Planned Unit Development) and BAZ-2034 (Rezoning), Casey's General Store, 1.77 acres, A-1 to PUD-292/CG, located on the southeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue)

Senior Planner Brent Murphy reported in conjunction with PUD-292 the applicant submitted BAZ-2034, a request to rezone the property from A-1 to CG (commercial general). He noted the preliminary plat for this property was just approved on the consent agenda (Casey's General Store preliminary plat). He reported Casey's General Store proposed to construct a convenience store on the property. He noted there would be one point of access on Kenosha Street which would be shared with the adjacent property to the east and there would be one

point of access on 209th Ave (37th Street) which would be shared with the adjacent property to the south. He stated these access points were in conformance with zoning ordinance. He stated the PUD made modifications to the zoning ordinance; these modifications were included in the Staff Report. He stated this property was designated Level 6 in the Comprehensive Plan and CG zoning was in accordance with the Comprehensive Plan in Level 6. He stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended both PUD-292 and BAZ-2034 be approved subject to the property being platted.

Mr. Murphy indicated the applicant was out of town, but was present for the tactical meeting. He reported the applicant was in agreement with the Staff Report.

Vice Chairperson Whelpley opened the Public Hearing for Item 6A. He asked if any present wished to speak regarding Item 6A.

Citizen Roger Broach stated his address was 7667 East 46th Place, Tulsa OK. He indicated he owned the property across the street from the proposed Casey's. He asked where the sewer line would come from for the Casey's store. He noted he believed it would come from across Kenosha. Community Development Director Larry Curtis responded in the affirmative; the sewer line would connect under Kenosha. Mr. Broach asked what size the line would be. Mr. Curtis responded the line would be a 10 inch line; however, there were other developments in the area with 12 inch lines which connected. Discussion ensued regarding the sewer line for Casey's store and the sewer line being located on the eastern portion of the property. Mr. Curtis invited Mr. Broach to speak with him following the meeting to further discuss the sewer lines of the surrounding developments.

Vice Chairperson Whelpley asked if any others wished to speak regarding Item 6A; hearing none, he closed the Public Hearing.

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

Move to approve Item 6A per Staff recommendation

The motion carried by the following vote:

Aye: 3 - Jaylee Klempa, Mark Jones, Lee Whelpley

Chairperson Dorrell stated Item 6A would go before City Council on October 1, 2019 at 6:30 p.m.

7. Appeals

There were no Appeals.

8. General Commission Business

Mr. Farhad Daroga stated next month Tulsa Transit would be performing a Master Plan Update of its service area. He noted Tulsa Transit was looking for a Member of the Planning Commission, as well as Broken Arrow resident volunteers to serve on an Advisory Committee. He stated the Advisory Committee would meet a few times in October and then again a month or two later.

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

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

10. Adjournment

The meeting adjourned at approximately 5:10 p.m.

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

Move to adjourn

The motion carried by the following vote:

Aye: 3 - Jaylee Klempa, Mark Jones, Lee Whelpley