



# 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*

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**Thursday, October 10, 2019**

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

**Council Chambers**

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**1. Call to Order**

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

**2. Roll Call**

**Present: 4 -** Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley  
**Absent: 1 -** Fred Dorrell

**3. Old Business**

There was no Old Business.

**4. Consideration of Consent Agenda**

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 19-1251 Approval of Planning Commission meeting minutes of September 12, 2019**
- B. 19-1252 Approval of Planning Commission meeting minutes of September 26, 2019**

Vice Chairperson Whelpley noted no members of the public were present. There were no items to be removed from the Consent Agenda; therefore, he called for a motion.

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

**Move to approve Consent Agenda per Staff recommendation**

The motion carried by the following vote:

**Aye: 3 -** Jaylee Klempa, Mark Jones, Lee Whelpley  
**Abstain: 1 -** Ricky Jones

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

There were no Items removed from the Consent Agenda; no action was taken or needed.

**6. Public Hearings**

- A. 19-1211 Public hearing, consideration, and possible action regarding PUD-235B (Planned Unit Development), a minor amendment to PUD-235, Rabbit Run, 27.44 acres, RS-3 (Single-Family Residential)/PUD-235A, located south of the southwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)**

Ms. Yamaguchi reported Item 6A, PUD-235B was a minor amendment to the original Rabbit Run PUD-235 which was approved by City Council on April 21, 2015 along with BAZ-1931. She stated a previous amendment, PUD-235A, was approved by the Planning Commission on April 27, 2017. She reported PUD-235B was a request to reduce the side yard setback on Lot 2, Block 8, from 1-foot to 6-inches. She explained during the construction of the home on this property, the brick façade on the side of the structure was not taken into account and caused an encroachment into the side setback. She noted the attached survey showed the encroachment of the brick into the side yard setback on the west side of the property; all other setbacks were met and this was the only modification to the PUD being requested. She stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended approval of PUD-235B.

The Applicant, Brad Hoffman, stated his address was 2468 W. New Orleans Street, Broken Arrow, OK. He indicated he was in agreement with Staff recommendations.

Vice Chairperson Whelpley opened the public hearing, noted there were no members of the public present and closed the public hearing.

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

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

The motion carried by the following vote:

**Aye: 4 -** Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley

- B. 19-1259 Public Hearing, consideration, and possible action regarding PUD-30D (Planned Unit Development), Johanna Woods, 75.14 acres, PUD-30/RMH to PUD-30D/RMH, one-quarter mile east of 23rd Street (County Line Road), south of Omaha Street (51st Street)**  
Senior Planner Brent Murphy reported he received an email from the applicant requesting this Item be continued until the October 24, 2019 Planning Commission Meeting. He explained the applicant was working with the client on some issues.
- MOTION: A motion was made by Mark Jones, seconded by Jaylee Klempa.  
**Move to continue Item 6B until October 24, 2019 per Staff recommendation**  
The motion carried by the following vote:  
**Aye: 4 -** Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley

## **7. Appeals**

There were no Appeals.

## **8. General Commission Business**

- A. 19-1253 Consideration and possible approval of 2020 Planning Commission meeting schedule**  
Ms. Yamaguchi reported the 2020 calendar was approved by the Planning Commission on September 26, 2019; however, Staff became aware although the months and days were correct, the years listed on the schedule were incorrect (2019). She stated corrections were made and the schedule was updated to reflect the proper year (2020). She asked for the Planning Commission to reapprove the 2020 Planning Commission meeting schedule.
- MOTION: A motion was made by Jaylee Klempa, seconded by Mark Jones.  
**Move to approve Item 8A, the revised Planning Commission meeting schedule**  
The motion carried by the following vote:  
**Aye: 4 -** Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley

- B. 19-1260 Presentation, Review, and Discussion of the status of the GO Plan implementation**  
Mr. Brent Murphy reported in October 2016 City Council adopted by Resolution the GO Plan which included 136 miles of trails, bicycle ways, signed routes, shared lane markings, bike lanes, cycle tracks, side paths, and trails. He reported Liberty Trail, the bike trail along the Creek Turnpike, was completed in 2008; this trail connected NSU with the Creek Turnpike Trail and enabled bicyclists to ride to Sand Springs. He stated according to the Go Plan, between 2009 and 2014, there were 815 pedestrian and 363 bicycle accidents reported in the region, most of which occurred on arterial streets. He explained, as part of the GO Plan, instead of having bike routes along the major arterial streets, most bike routes would be routed through neighborhoods connecting residential areas to parks, schools, and commercial nodes. He displayed and discussed maps illustrating the GO Plan bike routes. He reported the Main Street Bike Way project, which went from Washington Street to Kenosha Street, was completed. He indicated this project, which cost approximately \$660,000 dollars was funded with a grant from ODOT along with contributions from the City of Broken Arrow. He stated Phase 1, which would extend from the Creek Turnpike to Ithica Place (North of New Orleans Street) was getting ready to go to bid, while Phase 2, which would run along First Place, would connect Phase 1 with the Main Street Bike Way. He stated until this route was completed, there would be a temporary route through the adjoining neighborhood. He displayed and discussed maps which illustrated Phase 1 and Phase 2.

He reported in 2018 the City of Broken Arrow received a grant for \$1,000 dollars for the installation of 13 bicycle route signs; the City matched this with 14 additional signs, totaling 27 signs, which were installed by the Broken Arrow Street Department. He reported in 2019 the City of Broken Arrow received another grant for \$2,500 dollars for the installation of 33 signs; the City matched this with 33 additional signs, totaling 66 signs, which were installed by the Broken Arrow Street Department. He displayed and discussed a map which illustrated more bike paths. He discussed connectivity of the bike paths throughout the City which would be very extensive. He displayed and discussed pictures of the bike route signs. He noted the bike paths tied into the Rose District. He reported he had noticed more residents on bicycles since the bike route signs had been installed. He stated in summary: the GO Plan identified bicycle routes throughout neighborhoods along local streets; special emphasis was given to routes that connected schools, parks, and other neighborhoods; Main Street Bike Way was completed; with the \$3,500 dollar grant from Pathways to Health and City of Broken Arrow match, 93 bike route signs had been installed; and Phase 1 from the Creek Turnpike to Washington Street would be let for bid soon.

Vice Chairperson Whelpley thanked Mr. Murphy for the presentation.

- 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 5:13 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:**     **4 -**     Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley