



# 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 Jaylee Klempa*  
*Commission Member Julea' Merriott*

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**Thursday, April 8, 2021**

**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: 4 -** Julea' Merriott, Jaylee Klempa, 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. 21-457**

**Approval of Planning Commission meeting minutes of March 25, 2021**

**B. 21-472**

**Approval of PT21-101, Preliminary Plat, Creekside at Forest Ridge, 59.46 acres, 157 Lot, A-1 to RS-3, north of Kenosha Street (71st Street), one-half mile east of Oneta Road (241st E. Avenue)**

Ms. Yamaguchi indicated the applicant was present and in agreement with Staff recommendations.

Vice Chairperson Ricky Jones clarified whether the posted Agenda contained the date of today's Meeting. Planning and Development Manager Jill Ferenc confirmed the posted Agenda contained the proper date.

Chairperson Whelpley asked if there were any items to be removed from the Consent Agenda; there were none. He 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.

MOTION: A motion was made by Julea' Merriott, seconded by Jaylee Klempa.

**Move to approve the Consent Agenda**

The motion carried by the following vote:

**Aye: 4 -** Jaylee Klempa, Julea' Merriott, Ricky Jones, Lee Whelpley

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

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

**6. Public Hearings**

**A. 21-456**

**Public hearing, consideration, and possible action regarding PUD-253C (Planned Unit Development Minor Amendment), North Rose Business Park, 1.58 acres, IL (Industrial Light) and PUD-253B, one-quarter mile north of Kenosha Street, one-quarter mile east of Elm Place**

Ms. Yamaguchi reported Planned Unit Development Minor Amendment (PUD) 253C, involved 1.58 acres located one-quarter mile north of Kenosha Street and one-quarter mile east of Elm Place. She stated the property was platted as Lots 4 and 5, Block 1, North Rose Business Park, which was recorded in Tulsa County on June 3, 2019. She noted this request for a minor amendment was to reduce the rear setback along the north boundary of the property. She stated on November 17, 2016, the City Council conditionally approved PUD-253 and BAZ-1965, a request to change the zoning from Residential Multifamily (RM), Single-Family (R-2), Commercial Neighborhood (CN), and Commercial Heavy (CH) to Industrial Light (IL) and PUD-253 for existing retail shop frontage, storage units, and office buildings. She stated with PUD-253C, the applicant was requesting to reduce the building setback from the northerly boundary of Development Area A from 30-feet to 28-feet; this request would only effect Lots 4 and 5, Block 1. She explained the reason for this request was due to the easternmost storage unit being constructed approximately 1-foot over the rear setback line. She stated the development proposed with PUD-253C was considered to be in

compliance with the Comprehensive Plan in Level 6. She stated based on the location of the property and the surrounding land uses, Staff recommended PUD-253C, the Minor Amendment to PUD-253B, for lots 4 and 5, block 1, be approved.

The applicant, Abdul Alhlou, address 1813 W. Canton Court, Broken Arrow, stated he was in agreement with Staff recommendations.

Chairperson Whelpley indicated no residents signed up to speak; there were no public comments.

MOTION: A motion was made by Ricky Jones, seconded by Julea’ Merriott.

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

The motion carried by the following vote:

**Aye: 4 -** Jaylee Klempa, Julea’ Merriott, Ricky Jones, Lee Whelpley

Chairperson Whelpley indicated this Item would not go before City Council.

**B. 21-471 Public hearing, consideration, and possible action regarding BACP-175, Shops at Aspen Creek, 22.74 acres, Level 6 to Level 6 and Level 3, one-half mile west of Elm Place (161st E. Avenue), north of Tucson Street (121st E. Avenue)**

Ms. Yamaguchi reported Staff received notice on Tuesday, after the Agenda was published, that the applicant wished to withdraw the application. She noted if there were any similar request in the future, another public notice would be sent out, and a sign would be placed on the property. She stated this Item has been withdrawn by the applicant.

**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 or comments by Planning Commission or Staff.

**10. Adjournment**

The meeting adjourned at approximately 5:06 p.m.

MOTION: A motion was made by Julea’ Merriott, seconded by Jaylee Klempa.

**Move to adjourn**

The motion carried by the following vote:

**Aye: 4 -** Jaylee Klempa, Julea’ Merriott, Ricky Jones, Lee Whelpley