



# 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, February 14, 2019**

**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:** 3 - Fred Dorrell, Lee Whelpley, Ricky Jones  
**Absent:** 2 - Pablo Aguirre, Mark Jones,

**3. Old Business**

There was no Old Business.

**4. Consideration of Consent Agenda**

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

**A. 19-197 Approval of Planning Commission meeting minutes of January 24, 2019**

**B. 19-194 Approval of BAL-2046, Oak Creek South Phase II Amended, Lots 12 & 13, Block 3, 0.42 acres, one-half mile north of Washington Street (91st Street), one-quarter mile east of 23rd Street (County Line Road), north of the Union Pacific Railroad**  
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.

**C. 19-233 Approve CA 19-101, New Heart Fellowship Church - Snead, 15.53 acres, A-1/SP-172A and R-2, east of 23rd Street (County Line Road/193rd E. Avenue), one-half mile north of Florence Street (111th Street)**  
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.

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 asked if there were any 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 per Staff recommendations**

The motion carried by the following vote:

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

Chairperson Jones stated Item 4B and Item 4C would go before City Council on March 5, 2019 at 6:30 p.m. He explained if any individual desired 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**

No Items were removed from the Consent Agenda. No action was needed or taken.

**6. Public Hearings**

**A. 19-235 Public hearing, consideration, and possible action regarding PUD 286, Fire Station No. 3, 3.03 acres, 1 lot, A 1 to CG, one half mile south of Florence Street, west of 23rd Street, north of the Creek Turnpike**

Plan Development Manager Larry Curtis reported this property was recommended for rezoning from Agricultural to Commercial General (CG) by Planning Commission. He explained the City asked to reduce the setback requirements for the property to accommodate the Fire Station due to the location of Blue Line Creek. He noted the proposal was also for a street along the northern portion of the property line and typically in CG zoning a dedication of 80 feet for right-of-way was required for construction of a commercial road and the City wished to reduce the right-of-way requirement from 80 feet to 50 feet. He stated these were the only two modifications requested by the City; all other regular zoning requirements would be met.

Mr. Curtis stated the Broken Arrow Engineering Department was the applicant and he was representing the applicant for the purpose of the meeting.

Chairperson Jones opened the Public Hearing for Item 6A.

Mr. William Rogers stated his address was 19304 E. 115<sup>th</sup> Street. He stated his home was close to this proposed Fire Station and he owned the 40 acres directly south of the property. He asked what the Sound Ordinance was in regard to fire sirens. He wondered if fire trucks be exiting the Fire Station at 3 a.m. with sirens blaring. He asked if there would be a traffic light installed at the Fire Station and if so, how would this light work. He asked if there would be an impact study regarding property values. He stated according to Realtor.com property values dropped if a home was located within a short distance of a Fire Station. He asked about the City's long term plans regarding the Fire Station location. He asked if a gas station would go in next door or would the area remain residential. He asked if the property was acquired via eminent domain or mutual agreement purchase and he asked how much was paid for the property.

Ms. Kristen Kenneally stated her address was 2141 E. 31<sup>st</sup> Place, Tulsa, OK. She stated she and her family owned land near the proposed Fire Station. She asked Staff to indicate where the setbacks would be on the map. She asked about the City's long term plan for the area.

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

Mr. Curtis stated this property and the land surrounding it was consider Level 6 in the Comprehensive Plan. He explained Level 6 allowed Light Industrial with a PUD and Commercial Zoning for employment generation and development, as well as commercial support associated with employment generation; therefore, while a QuikTrip was possible in this location, the City did not dictate where QuikTrips were located. He stated CG zoning was approved for the property. He explained the property was surrounded by agricultural zoned land which required a larger setback than commercially zoned land. He noted commercially zoned land required a 30 foot setback; the City was requesting a reduction from the agriculturally required 80 foot setback to a 30 foot commercial setback. He stated the City bought this from a property owner; it was not acquired via eminent domain. He stated the value of the land was a matter of record; however, he did not have the number on hand. He noted he would provide the information to Mr. Rogers. He stated a traffic impact analysis was required and would be performed. He noted the City intended to examine the necessity of traffic light installation at 115<sup>th</sup> in the future. He stated the City and the Planning Commission did not consider property values when determining Fire Station locations. He explained Fire Stations were required in certain areas to ensure certain travel distance times and for insurance purposes; this area was deemed the best possible area for Fire Station. He stated he would check with the Fire Chief regarding fire siren noise and would contact Mr. Rogers with the information.

Chairperson Jones displayed the map and indicated there was a significant portion of wetlands on the property. He explained this was another reason for the request for decreased setback. Mr. Curtis concurred and explained while the City technically owned all setback land, and could develop the land accordingly, the setback requirements needed to be established for possible future sale of the property. Ms. Kenneally asked for a copy of the map which indicated setback locations. Chairperson Jones responded in the affirmative; she would be provided a copy of the map following the Meeting. He thanked the Public for the questions, comments and input.

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

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

The motion carried by the following vote:

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

Chairperson Jones stated Item 6A would go before City Council on March 5, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding Item 6A, said individual 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**

There was no General Commission Business.

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

Mr. Larry Curtis announced a Home Owners Association Workshop would be held on February 16, 2019 at 10:00 a.m. at the Stoney Creek Hotel. He stated the Planning Commission and the Public were welcome to attend. He explained the Meeting would allow HOAs to learn about different legal techniques, uses of HOAs, as well as City involvement with HOAs. He noted the Police Department, Fire Department and various City Departments would be in attendance. He encouraged the Public to attend.

Special Projects Manager Farhad Daroga reported a Steering Committee Meeting regarding the Comprehensive Plan was held last week. He stated the Consultants were preparing a Final Draft which would be posted on BrokenArrowCompPlanNext.com. He announced a Public Meeting would be held March 6, 2019 at Central On Main at 6:00 p.m. during which the Consultants would review the Final Draft of the Comprehensive Plan. He stated possibly the last Steering Committee Meeting would be held Thursday March 7, 2019 at 6:00 p.m. He noted the Planning Commission was invited to the Steering Committee Meeting, as well as the Public Meeting. He indicated following the Public Meeting, the Consultants would finalize the Final Draft based upon comments received, present the Final Draft to the Planning Commission and begin the approval process, hopefully late April 2019 or early May 2019.

**10. Adjournment**

The meeting adjourned at approximately 5:22 p.m.

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

**Move to adjourn**

The motion carried by the following vote:

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