



# 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, May 7, 2020**

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

**Council Chambers**

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### 1. Call to Order

Chairperson Fred Dorrell called the meeting to order at approximately 5:00 p.m.

### 2. Roll Call

**Present:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

All Planning Commission Members were present via video conference.

### 3. Old Business

There was no Old Business.

### 4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

#### A. 20-468 Approval of Planning Commission meeting minutes of April 9, 2020

Chairperson Dorrell asked if there were any questions, comments or discussion of the Consent Agenda; hearing none, he called for a motion.

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

**Move to approve the Consent Agenda as presented by Staff**

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

### 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. 20-349 Public hearing, consideration, and possible action regarding BAZ-2051, BAZ-2052, and BAZ-2053 (Rezoning), Turnpike Commercial, 102.22 acres, A-1 (Agricultural) to CH (Commercial Heavy), east of the Creek Turnpike, from Kenosha Street (71st Street) to Houston Street (81st Street)

Planning and Development Manager Jill Ferenc reported City Staff requested to continue this Item to a special meeting for the Planning Commission on May 21, 2020 due to public notice considerations. She explained there was an error with the sign posting, as well as the sign posting for all the public hearing items except for one on the Agenda tonight. She noted public notice signs must be posted ten days in advance of the public hearing; therefore, staff requested this Item be continued to a special meeting of the Planning Commission on May 21, 2020 at 5:00 p.m. She stated any public comments submitted in advance of noon today for this case would be held until the public hearing on May 21, 2020. She indicated this was the same for all the public hearing Items which would be continued tonight.

Community Development Director Larry Curtis stated due to the continuances, the public would be able to continue to provide comments on these public hearing Items until noon on May 21, 2020.

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

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

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell indicated this Item would be continued until the Special Planning Commission Meeting on May 21, 2020.

#### B. 20-380 Public hearing, consideration, and possible action regarding PUD-126D

**(Planned Unit Development), Broken Arrow Plaza, 10.24 acres, PUD-126/CG to PUD-126D/CG, located one-quarter mile west of Elm Place (161st E. Avenue), north of Tucson Street (121st Street)**

Ms. Jill Ferenc reported similar to Item 6A, Staff requested this Item be continued until the Special Meeting on May 21, 2020 due to public notice requirements needing to be met.

MOTION: A motion was made by Jaylee Klempa, seconded by Lee Whelpley.

**Move to continue Item 6B per Staff recommendations**

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell indicated this Item would be continued until the Special Planning Commission Meeting on May 21, 2020.

**C. 20-332\* Public hearing, consideration, and possible action regarding PUD-303 (Planned Unit Development) and BAZ-2048 (Rezoning), Fiesta Mart, 2.32 acres, A-1 to PUD-303/CG, located on the northwest corner of New Orleans Street (101st Street) and 23rd Street (193rd E. Avenue/County Line Road)**

Ms. Jill Ferenc reported Staff requested this Item be continued until the regular Planning Commission Meeting on May 14, 2020. She indicated there was a correct sign posted on May 4, 2020 which was 10 days prior to the May 14, 2020 Meeting.

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

**Move to continue Item 6C per Staff recommendations**

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell indicated this Item would be continued until the Planning Commission Meeting on May 14, 2020.

**D. 20-436\* Public hearing, consideration, and possible action regarding PUD-304 (Planned Unit Development) and BAZ-2049 (Rezoning), Park Place, 80.00 acres, A-1 to PUD-304/RS-3, located one-quarter mile north of Kenosha Street (71st Street), east of 79th Street (257th E. Avenue/Midway Road)**

Ms. Jill Ferenc reported Staff requested this Item be continued until the regular Planning Commission Meeting on May 14, 2020 to fulfill public notice sign requirements.

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

**Move to continue Item 6D per Staff recommendations**

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell indicated this Item would be continued until the Planning Commission Meeting on May 14, 2020.

**E. 20-463\* Public hearing, consideration, and possible action regarding PUD-307 (Planned Unit Development), Aspen Creek Village, 116.78 acres, A-1 to PUD-307/CH and RM (BAZ-1902), located one-quarter mile west of Aspen Avenue (145th East Avenue), north of Tucson Street (121st Street)**

Ms. Jill Ferenc reported Staff requested this Item be continued until the regular Planning Commission Meeting on May 14, 2020 to fulfill public notice sign requirements.

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

**Move to continue Item 6E per Staff recommendations**

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell indicated this Item would be continued until the Planning Commission Meeting on May 14, 2020.

**F. 20-464 Public hearing, consideration, and possible action regarding PUD-308 (Planned Unit Development) and BAZ-2055 (Rezoning), Dollar General Jasper and Olive, 2.50 acres, A-CN (Annexed-Commercial Neighborhood) to CN (Commercial Neighborhood)/PUD-308, located at the northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)**

Ms. Jill Ferenc reported similar to Item 6A, Staff requested this Item be continued until the Special Meeting on May 21, 2020 due to public notice requirements needing to be met.

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

**Move to continue Item 6F per Staff recommendations**

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell indicated this Item would be continued until the Special Planning Commission Meeting on May 21, 2020.

**G. 20-338      Public hearing, consideration, and possible action regarding PUD-130F (Planned Unit Development Minor Amendment), R-3/PUD-130A to R-3/PUD-130F (Single-Family Residential), 0.24 acres, located one-half mile north of Albany Street (61st Street), one-eighth mile west of Elm Avenue (161st E. Avenue) at 2937 North Fern Court**

Staff Planner Amanda Yamaguchi reported PUD-130 for the Elm Creek Community Development was approved by the City Council on September 17, 2001; the plat for Stone Wood Crossing was recorded in Tulsa County on January 10, 2006. She reported there had been five amendments to the commercial/retail areas of PUD-130 since its approval in 2001; these amendments were listed in the Staff Report. She stated PUD-130F was a request to reduce the rear building setback from 20 feet to 11 feet. She explained the reason for the request was due to the abnormal shape of the lot, which limited the building area on the northwestern side. She noted there was an existing 11-foot utility easement along the northern boundary of the property and the applicant was requesting the rear yard be reduced by 9 feet to accommodate the proposed site layout without affecting the existing easement. She reported the property associated with PUD-130F was designated as Level 2 in the Comprehensive Plan recently adopted by the City Council. She noted R-3 (Single-Family Residential) zoning was considered to be in conformance with the Comprehensive Plan in Level 2. She noted according to FEMA maps, none of the property was located in a 100-year floodplain. She stated based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommended PUD-130F be approved.

Mr. Larry Curtis explained Item 6G was permitted to be heard this evening due to the notification requirement for this minor amendment (to notify property owners who abutted the property) was accomplished. He explained there was not a requirement for notice to be placed in the newspaper or for a sign to be placed on the property.

Chairperson Dorrell asked if there were any public comments. Ms. Ferenc responded in the negative. Chairperson Dorrell asked if there were any questions or comments from the Planning Commission; hearing none, he called for a motion.

MOTION: A motion was made by Mark Jones, seconded by Jaylee Klempa.  
**Move to approve Item 6G per Staff recommendations**

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

**H. 20-354      Public hearing, consideration, and possible action regarding PUD-268B (Planned Unit Development, Major Amendment), Alfa Laval, Inc., 39.91 acres, IL (Industrial Light)/PUD-268 (Planned Unit Development), located east of 9th Street (Lynn Lane), one-half mile south of Houston Street (81st Street)**

Ms. Jill Ferenc reported Staff requested this Item be continued until the Special Meeting on May 21, 2020 due to public notice requirements.

MOTION: A motion was made by Ricky Jones, seconded by Jaylee Klempa.  
**Move to continue Item 6H per Staff recommendations**

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell indicated this Item would be continued until the Special Planning Commission Meeting on May 21, 2020.

**I. 20-333      Public hearing, consideration, and possible action regarding PUD-306 (Planned Unit Development) and BAZ-2050 (Rezoning), Elysian Fields, 53.55 acres, A-1 (Agricultural) to RS-3 (Single-Family Residential), southeast corner of Garnett Road (113th East Avenue) and Tucson Street (121st Street)**

Ms. Jill Ferenc reported Staff requested this Item be continued until the Special Meeting on May 21, 2020 due to public notice requirements.

MOTION: A motion was made by Mark Jones, seconded by Lee Whelpley.  
**Move to continue Item 6I per Staff recommendations**

The motion carried by the following vote:

**Aye:** 5 - Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell indicated this Item would be continued until the Special Planning Commission Meeting on May 21, 2020.

- J. 20-465**      **Public hearing, consideration, and possible action regarding PUD-305 (Planned Unit Development), Whistler Hillside, 4.81 acres, IL to PUD-305/CH, located north of the Broken Arrow Expressway, south of Hillside Drive, one-quarter mile west of 9th Street (Lynn Lane)**  
Ms. Jill Ferenc reported Staff requested this Item be continued until the Special Meeting on May 21, 2020 due to public notice requirements.
- MOTION: A motion was made by Jaylee Klempa, seconded by Mark Jones.  
**Move to continue Item 6J per Staff recommendations**  
The motion carried by the following vote:
- Aye:**      **5 -**      Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell
- Chairperson Dorrell indicated this Item would be continued until the Special Planning Commission Meeting on May 21, 2020.

**7. Appeals**

There were no Appeals.

**8. General Commission Business**

- A. 20-466**      **Consideration and possible action regarding PT19-116A, Preliminary Plat, Elysian Fields, 53.55 acres, 181 lots, A-1 (Agricultural) to RS-3 (Single Family Residential) via BAZ-2050 along with PUD-306, southeast corner of Tucson Street (121st Street) and Garnett Road**  
Ms. Jill Ferenc reported Staff requested this Item be continued until the Special Meeting on May 21, 2020 due to public notice requirements.
- MOTION: A motion was made by Mark Jones, seconded by Jaylee Klempa.  
**Move to continue Item 8A per Staff recommendations**  
The motion carried by the following vote:
- Aye:**      **5 -**      Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell
- Chairperson Dorrell indicated this Item would be continued until the Special Planning Commission Meeting on May 21, 2020.
- B. 20-467**      **Consideration, discussion and possible approval of PT20-103, Preliminary Plat, Dollar General Jasper, 2.50 acres, 1 Lot, A-CN to CN/PUD-308, northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)**  
Ms. Jill Ferenc reported Staff requested this Item be continued until the Special Meeting on May 21, 2020 due to public notice requirements.
- MOTION: A motion was made by Ricky Jones, seconded by Mark Jones.  
**Move to continue Item 8B per Staff recommendations**  
The motion carried by the following vote:
- Aye:**      **5 -**      Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell
- Chairperson Dorrell indicated this Item would be continued until the Special Planning Commission Meeting on May 21, 2020.

**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 5:05 p.m.

- MOTION: A motion was made by Jaylee Klempa, seconded by Lee Whelpley.  
**Move to adjourn**  
The motion carried by the following vote:
- Aye:**      **5 -**      Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell