

**CITY OF BROKEN ARROW  
MINUTES OF THE  
REGULAR MEETING OF THE  
PLANNING COMMISSION  
June 11, 2015**

APPROVED BY PLANNING  
COMMISSION IN THEIR  
MEETING OF JUNE 25, 2015

The Planning Commission agenda for this meeting was posted on June 4, 2015, at 12:15 p.m., on the City Hall Bulletin Board, 220 South First Street, Broken Arrow, Oklahoma.

1. The Broken Arrow Planning Commission met on Thursday, June 11, at 5:00 p.m. The meeting was called to order by Chairman Ricky Jones.

2. **Roll Call:**

Present: Ricky Jones, Chairperson  
Fred Dorrell, Vice Chairperson  
Lee Whelpley, Commission Member  
Glenn Shaw, Commission Member  
Carolyne Isbell-Carr, Commission Member

Absent: None

Staff Present: Trevor Dennis, Assistant City Attorney I  
Michael Skates, Director of Development Services  
Brent Murphy, Assistant City Planner  
Marcae Hilton, Staff Planner  
David Steele, Planning Division Engineer  
Debra Limon, Admin. Assistant  
Jeff Westfall, Project Engineer, Engineering Division

3. **OLD BUSINESS**

A. None

4. **CONSENT AGENDA**

**Motion** by Fred Dorrell to approve Consent Agenda Items 4A. The motion was seconded by Carolyne Isbell-Carr.

Yes: Isbell-Carr, Shaw, Dorrell, Jones

No: None

Abstain: Whelpley

**Motion** approved.

A. Minutes, Planning Commission meeting held May 28, 2015. This item was approved as presented.

5. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

None.

## 6. PUBLIC HEARINGS

- 6A. PUD 116B, Bricktown Commercial Center, a request for a minor amendment to PUD 116A, 3 lots, 5.12 acres, located north of Kenosha Street, one-half mile west of Aspen Avenue.

Brent Murphy said the applicant requested this item be continued until the June 25, 2015 Planning Commission meeting.

Ricky Jones asked anyone wished to speak in reference to this case. No one responded.

**Motion** by Lee Whelpley to continue PUD 116B until the June 25, 2015 Planning Commission meeting. The motion was seconded by Glenn Shaw.

Yes: Isbell-Carr, Shaw, Whelpley, Dorrell, Jones

No: None

Abstain: None

**Motion** approved

Ricky Jones said Item 6A will be heard by the Planning Commission on June 25, 2015, at 5:00 p.m.

- 6B. The Commission considered PUD 156F, a request for a minor amendment to PUD 156, The Village at Stone Wood Hills, 113.21 acres, PUD 156/CH, north and south of Albany Street, east and west of Elm Place.

Brent Murphy said PUD 156F is request for a minor amendment to PUD 156, which covers a total of 113 acres located north and south of Albany Street, and east and west of Elm Place, near Bass Pro Shops. The applicant is requesting to modify the parking requirements for hotels/motels, conference center, event and exhibit centers. With PUD 156F they plan to reduce the parking spaces to one space per room, and for the conference center one space per 200 square feet, plus one space per employee on the largest shift. For the event and conference center, the applicant's are requesting one space per 125 square feet, plus one space per employee on the largest shift.

Mr. Murphy said the applicant and engineer for this application have informed Staff they are in agreement with the Staff report. He said based on the Comprehensive Plan, location and surrounding land uses, Staff recommends approval of PUD 156F, as presented.

Kathleen Cook, Cook & Associates Engineering, 1486 E. Poplar, Fort Gibson, OK said they are in agreement with Staff recommendations.

Ricky Jones opened the public hearing and asked if anyone wished to speak on Item 6B. No one responded. Ricky Jones closed the public hearing.

**Motion** by Glenn Shaw to approve Item 6B, per Staff recommendations. The motion was seconded by Carlyne Isbell-Carr.

Yes: Isbell-Carr, Shaw, Whelpley, Dorrell, Jones

No: None

Abstain: None

**Motion** approved

- 6C. The Commission considered PUD 191B, Kenosha Villas, a request for a major amendment to PUD 191A, 8.70 acres, IL to PUD 191A/RM and FD, located one-half mile west of Aspen Avenue, one-quarter mile north of Kenosha Street, at the north end of Elder Place.

Brent Murphy presented the background saying Item 6C is a request for a major amendment to PUD 191A. He said when PUD 191A was considered, it was intended to be more senior living under one roof. With PUD 191B, the applicant's propose to divide this property into three development areas; A, B, and C. Area A and B would be duplexes or single family attached with a grand total of 12 units that will be developed during the first phase, and 20 units as part of the second phase.

Mr. Murphy said Staff recommends this item be approved with some minor modifications to the design statement, set forth on the Staff report in which the applicant has already revised the design statement and returned it to the City.

Dave Sanders, Sanders Engineering, 11502 S. 66<sup>th</sup> East Avenue, Bixby, said they are in agreement with Staff recommendations.

Ricky Jones opened the public hearing and asked if anyone wished to speak on Item 6C.

Carolyn McArthur, 3101 W. Oakland Circle, asked if these duplexes were for seniors. Brent Murphy said the City cannot regulate age restrictions; however, the applicant proposes the units for use by seniors. Ms. McArthur asked who was building these units and said originally they were advised these units would be low income for senior and their board was in agreement. She just wanted to confirm this and if the units are rentals or if they would be sold. Ricky Jones said Dave Sanders was the applicant and the Planning Commission could only determine if the land use is appropriate at this location.

There were no other inquiries. Ricky Jones closed the public hearing.

Dave Sanders said he is the engineer of record for this project and Ron Smith, Resco Enterprises, was developer and owner of the property. Mr. Sanders said these units will be age restricted for ages 55 and older and will be for lease only, not purchase.

Ricky Jones reminded everyone the issue of age restriction could be a private restriction but the City could only look at the duplex use.

**Motion** by Glenn Shaw to approve Item 6C, per Staff recommendations. The motion was seconded by Lee Whelpley.

Yes: Isbell-Carr, Shaw, Whelpley, Dorrell, Jones

No: None

Abstain: None

**Motion** approved

Ricky Jones said Item 6A will be heard by the City Council on July 7, 2015, at 6:30 p.m.

## 7. APPEALS

- A. None.

**8. GENERAL COMMISSION BUSINESS**

A. None.

**9. REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF -  
(NO ACTION)**

None.

**10. ADJOURNMENT**

At 5:15 p.m., motion by Lee Whelpley to adjourn. The motion was seconded by Carolyn Isbell-Carr.

Yes: Isbell-Carr, Shaw, Whelpley, Dorrell, Jones

No: None

**Motion** approved.