

**CITY OF BROKEN ARROW
MINUTES OF THE
REGULAR MEETING OF THE
PLANNING COMMISSION
May 10, 2012**

The Planning Commission agenda for this meeting was posted on May 3, 2012, at 11:00 a.m. on the City Hall Bulletin Board, 220 South First Street, Broken Arrow, Oklahoma.

1. The Broken Arrow Planning Commission met on Thursday, May 10, 2012, at 5:00 p.m. The meeting was called to order by Chairperson Fred Dorrell.

2. Roll call:

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

Absent: Fred Dorrell, Chairperson

Staff Present: Lesli Myers, Asst City Attorney
Farhad K. Daroga, City Planner
Brent Murphy, Asst. City Planner
Joyce Snider, Admin Asst
Russell Gray, One Stop Manager
Larry Curtis, Planning Intern

3. **OLD BUSINESS**

None.

4. **CONSENT AGENDA**

The Commission considered the Consent Agenda. Brent Murphy reviewed the Consent Agenda items. Ricky Jones asked if anyone wished to discuss any of these items. There was no response.

Motion by Glenn Shaw to approve the Consent Agenda as recommended by Staff. The motion was seconded by Lee Whelpley.

Yes: Carr, Whelpley, Shaw, Jones

No: None

Motion Approved

- 4A. The minutes of the Planning Commission meeting held April 26, 2012. The minutes were approved as presented.

4B. PT10-107A, revised conditional final plat, Tiger Hill Plaza (Hillside Park), 38.15 acres, 4 lots, CG, IL, and PUD 205B, southwest corner of 9th Street (Lynn Lane/177th East Avenue) and Kenosha Street (71st Street) replacing what was previously platted as Hillside Park. The applicant was not present. PT10-107A was approved in accordance with the attached checklist.

- C. ST12-112, Ferguson Buick GMC site plan, 4.29 Acres, CH, southeast corner of Broken Arrow Expressway and Elm Place (161st East Avenue). The applicant was present. ST12-112 was approved as recommended by Staff.
- D. BAL 1018, Berryhill Lot Split, 2.72 Acres, A-1, one-half mile south of Florence Street (111th Street), one-quarter mile west of Aspen Avenue (145th East Avenue). The applicant was present. BAL 1018 was approved as recommended by Staff.

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

6. PUBLIC HEARINGS

- 6A. The Commission considered PUD 68B, A.G.C. Manufacturing, 32.22 acres, CG, IL, and PUD 68 and 68A, south of Houston Street (81st Street), north/east of State Highway 51 at 20701 East 81st Street South. Brent Murphy presented the background, saying Planned Unit Development (PUD) 68B involves a 32.22 acre parcel located south of Houston Street, north/east of State Highway 51. He said when PUD 68 was approved by the City Council in 1990, the concept plan, which was for a little less than 40 acres, showed a collector street passing through the center of the property and at the time they proposed to divide the property into individual lots. In addition, they have a frontage road paralleling State Highway 51 that was included as part of their PUD. AGC Mfg Services, which is the owner of this property, wishes to construct a new building south of their existing complex. He said where the building is proposed to be constructed has not been platted and is part of the original PUD 68. AGC Manufacturing Services has no desire to construct a road down the center of their property, so they have submitted a major amendment, PUD 68B, in which they propose to divide the property into three Development Areas A, B, and C. He said Development Area A, which is in the center of the property, will be developed in accordance with the use and development regulations of the IL (Industrial Light) district.

Mr. Murphy said Development Area B, which is a commercial area adjacent to State Highway 51, will be developed in accordance with the use and development regulations of the CG (Commercial General) district other than a reduction in the minimum lot frontage from 200 feet to 100 feet and adjustments to the signs on the property, which will be installed in accordance with the integrated development sign regulations of the Zoning Ordinance.

Mr. Murphy said Development Area C to the north will continue to be developed in accordance with the IL development regulations. He said this property is designated as Level 6 (Regional Employment/Commercial) in the Comprehensive Plan, and IL zoning is in accordance with Level 6 as part of a PUD. He said Staff recommends approval of PUD 68B, subject to the property being platted and certain changes made in the design statement. He said the applicant is present and is in agreement with the Staff recommendations.

Darin Akerman, the applicant, Sisemore Weisz & Associates, 6111 East 32nd Place, Tulsa, said the intent at this time is to develop the northerly portion of the central part of the property under PUD Development A for a 10,000 square-foot building and establishing standards for the commercial area along Highway 51. He said Ralph Jackson with A.G.C. Mfg Services and the architect, Wally Wozencraft are present at this meeting in case there are any questions they can answer. He said they are in agreement with the Staff recommendations.

There were no protestants present.

6A. continued

Motion by Lee Whelpley to recommend approval of PUD 68B as recommended by Staff. The motion was seconded by Glenn Shaw.

Yes: Carr, Whelpley, Shaw, Jones

No: None

Motion Approved

Ricky Jones said PUD 68B will be considered by the City Council in their meeting of June 4, 2012, at 6:30 p.m.

7. GENERAL COMMISSION BUSINESS

7A. The election of Planning Commission Officers for 2012 and 2013 was considered.

Motion by Glenn Shaw to nominate Ricky Jones as Chairperson. The motion was seconded by Lee Whelpley.

Yes: Carr, Whelpley, Shaw

No: None

Abstain: Ricky Jones

Motion Approved

Motion by Lee Whelpley to nominate Fred Dorrell as Vice Chairperson. The motion was seconded by Ricky Jones.

Yes: Carr, Whelpley, Shaw, Jones

No: None

Motion Approved

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

8A. Chairperson Ricky Jones welcomed Mrs. Isbell-Carr to her first meeting as a Planning Commission Member.

9. Adjournment

At 5:11 p.m, **Motion** by Glenn Shaw to adjourn. The motion was seconded by Lee Whelpley.

Yes: Isbell-Carr, Whelpley, Shaw, Jones

No: None

Motion Approved