

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1316
Wednesday, July 2, 1980, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Avey Eller Holliday Keith Keleher, 2nd Vice Chairman Kempe, Secretary Parmele, Chairman Petty	Gardner Inhofe C. Young T. Young	Alberty Crowley Gardner Howell Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, July 1, 1980, at 10:04 a.m., as well as in the Reception Area of the TMAPC Offices.

Chairman Parmele called the meeting to order at 1:35 p.m. and declared a quorum present.

MINUTES:

On MOTION of KELEHER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to approve the Minutes of June 18, 1980 (No. 1314).

REPORTS:

TMAPC Claims:

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to approve the 1979-1980 TMAPC Claims (attached).

CHAIRMAN'S REPORT:

Chairman Parmele stated that there have been some questions raised concerning the effects of the recently adopted Cullison Bill which will change the TMAPC jurisdiction, particularly in Osage County. He recommended that a letter be sent to the City Legal Department requesting a legal opinion on the effects of the Cullison Bill as it pertains to TMAPC.

DIRECTOR'S REPORT:

Personnel Actions:

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to approve the Personnel Actions (Exhibit "A-1") submitted this date.

Reports: (continued)

Contract By and Between INCOG and TMAPC:

Dr. Crowley advised that this Contract is a housekeeping action for expenses incurred by TMAPC for Transportation Planning completed for INCOG in the 1979-1980 Fiscal Year.

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to approve the Contract by and between INCOG and TMAPC in the amount of \$65,300 to purchase services for the Transportation Study duration being July 1, 1979 - June 30, 1980 (Exhibit "B-1").

Dr. Crowley informed the Commission that a Staff hiring freeze has been in effect the past month and there are currently seven positions which have not been filled. As a consequence, more summer interns are being utilized; however, due to being understaffed with full-time employees, several projects are being delayed. As a result of the hiring freeze an excess of \$15,700 from last year's budget will be returned to the City and County equally.

CONTINUED ZONING PUBLIC HEARING:

Z-5412 John Sublett (Bob Mitchell) SW corner of East 49th Street and South Harvard Avenue RS-3 & RM-1 to CS & CG

A letter (Exhibit "C-1") was received from Roy Johnsen requesting a continuance of the zoning application from July 2nd to July 16, 1980.

ZONING PUBLIC HEARING:

PUD #238 Roy Johnsen (Bob Mitchell) SW corner of 49th Street and South Harvard Avenue (CS, RM-1 & RS-3)

A letter (Exhibit "C-1") was received from Roy Johnsen requesting a continuance of the Planned Unit Development (PUD) application from July 2nd to July 16, 1980.

Roy Johnsen informed the Commission that since mailing the letter he had been in contact with one of the attorney's representing the protestants and was advised that the continuance date of July 16, 1980 would be inconvenient. Therefore, Mr. Johnsen asked to change the date of continuance to July 23, 1980, which was acceptable to the protestants.

Victor Eils, an attorney, representing two protestants, John Ladner and Joe Deal, requested that his presence be noted for the record.

SUBDIVISIONS:

West Tulsa Townhouses II (1192) SE corner of 19th Street and Southwest Blvd.
(RM-1)

The Staff recommended this item be tabled.

The Chair, without objection, tabled West Tulsa Townhouses II.

The Staff presented the plat with the applicant not represented.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Southpark Square, and upon receipt of letters a final approval and release, subject to the conditions. (Not all letters had been received prior to the Planning Commission meeting and the Staff recommended preliminary only.)

On MOTION of AVEY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to grant preliminary approval to Southpark Square Addition, subject to the following conditions:

1. Utility easements shall meet the approval of the utility companies. (Utilities) Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. (Show in accordance with new widths, if required) Existing easements should be tied to or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat. (if required)
4. Drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
5. All curve data shall be shown on final plat where applicable. (Staff)
6. Access points shall be approved by the City and Traffic Engineers.
7. It is recommended that the developer coordinate with Traffic Engineering during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for release of plat.)
8. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited. (Health Department)
9. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including miscellaneous documents required by the Subdivision Regulations)
10. All Subdivision Regulations shall be met prior to release of final plat. (Staff)

The Staff presented the plat with the applicant represented by Ted Sack.

Mr. Wilmoth advised that all letters were in the file except one and that most of the conditions have been met.

This tract had been before the T.A.C. and Planning Commission as a "waiver of plat" and a lot-split. Both were subsequently denied since the property was subject to platting.

There were no objections to approval of the plat and its release upon receipt of letters.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Oak Ridge Estates, subject to the conditions; and release upon receipt of letters.

On MOTION of KELEHER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to give preliminary approval to Oak Ridge Estates, subject to the following conditions:

1. In covenants, include paragraph regarding septic systems. (Health Department references for percolation tests: 79-546, 547, & 548.)
2. Utility easements shall meet the approval of the utility companies. (Utilities)
3. Drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
4. The owner or owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot: Type, size and general location. (This information to be included in covenants.) (Health Department)
5. A "Letter of Assurnace" regarding installation of improvements shall be submitted prior to release of final plat. Including miscellaneous documents required by the Subdivision Regulations.)
6. All Subdivision Regulations shall be met prior to release of final plat.

The Staff presented the plat noting the applicant was not represented.

Mr. Wilmoth advised that the plat has been redrafted and the Staff can now recommend a preliminary approval. A number of the conditions have already been met.

The Technical Advisory Committee and Staff voted unanimously to recommend approval of the preliminary plat of Pet Memorial Gardens, subject to the conditions:

Pet Memorial Gardens (continued)

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to grant preliminary approval of Pet Memorial Gardens, subject to the following conditions:

1. Easements, if needed, shall meet the approval of the utilities. In covenants, if any subsurface service is planned or needed, then show the appropriate language.
2. Access points shall meet approval of County Engineer. Driveway tile sizes shall be approved by County Engineer.
3. Drainage plans shall be approved by County Engineer, if required.
4. A topo map shall be submitted for review by T.A.C. (Sub. Reg. IV, 3g) (Submit with paving and drainage plans, if required.)
5. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited. (Health Department)
6. The method of sewage disposal and plans therefore, shall be approved by the Tulsa City-County Health Department.
7. The owner or owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. (This information to be included in covenants.) (Health Department)
8. The method of water supply and plans therefore, shall be approved by the Tulsa City-County Health Department. (if applicable)
9. A Corporation Commission letter (or certificate of nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A 150' building line shall be shown on plat on any wells not officially plugged.) (Staff)
10. The restrictive covenants and deed of dedication shall be submitted for review with final plat. (Include subsurface provisions, dedications for storm water facilities, as applicable.)
11. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat.
12. All Subdivision Regulations shall be met prior to release of final plat. (Staff)

Grand Point Addition (1583) NW corner of 91st Street and Sheridan Road (CS)

The Staff advised that the one letter was still needed in order to release the final plat. They recommended continuing the item for one week.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to continue Grand Point Addition to July 9, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Change of Access on Recorded Plat:

Dolman Addition (2593) SW corner of 41st Street and Mingo Road (CS)

The Staff advised that this is a request to add one access point on South Mingo Road and move one access point on 41st Street towards the west. The new access on Mingo would be "Right-turn-only" when medians are constructed in the future. The Traffic Engineer has approved the changes and it is recommended that the Planning Commission concur.

On MOTION of PETTY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to approve the change of access on the recorded plat of Dolman Addition.

SPECIAL ITEM: Subdivision Regulations, Appendix C

Mr. Wilmoth advised that the Staff had been working with the County Commission in regard to a policy on the matter of street lights in subdivisions. The Staff recommended that the policy adopted by the County Commission be added to Appendix C of the TMAPC Subdivision Regulations.

On MOTION of KELEHER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to adopt the following addition to Appendix C of the TMAPC Subdivision Regulations:

TULSA COUNTY
SUBDIVISION STREET LIGHTING POLICY

The following policy is hereby incorporated into APPENDIX C of the SUBDIVISION Regulations:

1. Installation of street lights by Tulsa County will be for the purpose of traffic safety only.
2. Maintenance and operation of street lights will be assumed by Tulsa County only for:
 - a. Lights installed under provisions of item number one above;
 - b. any lights previously installed by another entity for traffic safety upon which residents of a subdivision have become dependent and which will, by reason of hardship or change of original status, have electric service discontinued;

c. lights required on State Highways as a part of construction and financing contracts.

3. Tulsa County will not assume maintenance and operation costs or street lights installed as a part of the original subdivision for security purposes, should hardship or status change occur (This provision is to protect the County against abuse of Item 2.b. above.

LOT-SPLITS:

L-14957	(3602)	T.U.R.A.	L-14960	(2294)	Const. Interp. of Tulsa
14958	(414)	Don Schoenecke	14961	(683)	Southern Hills Methodist
14959	(192)	T.U.R.A.			Church

On MOTION of AVEY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") for ratification of prior approval of the above-listed lot-splits.

LOT-SPLIT FOR WAIVER:

L-14931 W. C. Parmley (2792) NE corner of West 45th Street and South Vancouver Avenue (RS-3)

The Staff advised that the applicant was present. This is a request to split Lots 16 and 17, Block 1, Hilldale Addition. The two original lots run east and west with frontage on Vancouver. The "new" lots will have frontage on 45th Street. The corner lot has 80' of frontage and a "handle" on the north to reach sewer and utilities. (if required) The other lot will have 64.3' frontage. Applicant asks for waiver of the Major Street and Highway Plan, which would require 5' additional right-of-way since streets in this area were platted with only 40' of width. However, most are fully improved with curb and gutter within the 40' right-of-way. The TMAPC waived right-of-way requirement on a lot-split across the street from this application, since improvements were already in place.

The Technical Advisory Committee and Staff recommended approval of L-14931 as submitted.

On MOTION of KELEHER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to approve the lot-split on L-14931 as submitted.

L-14942 Vivian Harper (3392) 5200 Block of South 36th West Avenue (RS-3)

The Staff advised that this is a request to split Lot 3, Block 1, Southwest Gardens, into halves. The front half will have 56' frontage, which requires waiver of 60' minimum, and has an existing house on it. The back half will have an access handle to the street with 20' of frontage. Both lots will have over the 6,900 square foot minimum area, but if approved, will require Board of Adjustment approval of frontages. (PSO will need the north 5' for easement to serve the tracts.)

The Technical Advisory Committee and Staff recommended approval of L-14942, subject to Board of Adjustment approval.

7.21.80:1316(7)

L-14942 (continued)

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to approve L-14942, subject to Board of Adjustment approval.

L-14950 Paul F. Park, M.D. (193) NE corner of 29th Street and Peoria Avenue (RS-1)

The Staff advised that this is an unplatted tract. This is a request to split a portion of Government Lot 3, Section 18, Township 19 North, Range 13 East. The westerly portion has an existing house, and the easterly part is to be created for a single-family lot. Both tracts meet bulk and area requirements, but will need approval for sewer line extension, and a waiver of the Major Street and Highway Plan requiring dedication on Peoria Avenue and 29th Street.

The Technical Advisory Committee and Staff recommended approval of L-14950, subject to extension of sewer as recommended by the Water Department.

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, C. Young, T. Young "absent") to approve L-14950, subject to extension of sewer as recommended by the Water Department.

L-14951 Harold McLaughlin (2484) 18700 Block East 91st Street South (AG)

The Staff advised that the Health Department has not received a satisfactory percolation test on the tract and recommended tabling the item.

The Chair, without objection, tabled L-14951, Harold McLaughlin.

There being no further business, the Chair adjourned the meeting at 1:55 p.m.

Date Approved _____

July 16, 1980

Robert J. Farnley
Chairman

ATTEST:

Leslie Wright
1ST VICE Secretary

TULSA METROPOLITAN AREA PLANNING COMMISSION

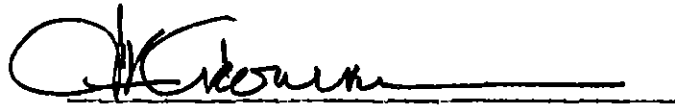
Claims: 1979-80

Account Number	Claim Number	Vendor	Amount
8340	12823	International Business Machines Corp.	\$190000
7240	12824	Manpower	538.80
8150	12825	Parker Office Supply Company	41.74
8380	12826	Sand Springs Newspapers, Inc.	8.50
8150	12827	Scott Rice	165.74
8150	12828	Triangle Company	118.70
8140	12829	Tulsa County General Fund	79.31
8360	12830	Tulsa County General Fund	122.39
8350	12831	Tulsa Daily Legal News	19.74
8340	12832	Tulsa Urban Renewal Authority	3985.50

This is to certify that the above claims are true, just and correct to the best of our knowledge.



 TMAPC Fiscal Officer



 TMAPC Director