

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2444

Wednesday, April 26, 2006, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

| <b>Members Present</b> | <b>Members Absent</b> | <b>Staff Present</b> | <b>Others Present</b> |
|------------------------|-----------------------|----------------------|-----------------------|
| Ard                    | Bayles                | Alberty              | Boulden, Legal        |
| Bernard                | Cantees               | Fernandez            |                       |
| Carnes                 | Collins               | Huntsinger           |                       |
| Harmon                 |                       | Matthews             |                       |
| Hill                   |                       |                      |                       |
| Jackson                |                       |                      |                       |
| Midget                 |                       |                      |                       |

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, April 26, 2006 at 4:46 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Bernard called the meeting to order at 1:30 p.m.

### **REPORTS:**

#### **Chairman's Report:**

Mr. Bernard reported that last week there was discussion regarding LC-17 located at 13<sup>th</sup> and Harvard. He further reported that originally it was continued to today's meeting; however, later in the last weeks meeting there was a request to move this item to May 3, 2006 due to McDonalds not being able to meet with the residents. The Planning Commission approved the continuance to May 3<sup>rd</sup> and hopefully everyone was contacted.

#### **Worksession Report:**

Mr. Bernard reported that the last two items on the worksession agenda for today will be continued to a later date due to Ms. Bayles not being present today.

Mr. Bernard read the rules and procedures for the today's meeting.

#### **Director's Report:**

Mr. Alberty reported on the City Council and BOCC agendas.

**Minutes:**

**Approval of the minutes of April 5, 2006 Meeting No. 2442**

On **MOTION** of **HILL**, the TMAPC voted 7-0-0 (Ard, Bernard, Carnes, Harmon, Hill, Jackson, Midget "aye"; no "nays"; none "abstaining"; Bayles, Cantees, Collins "absent") to **APPROVE** the minutes of the meeting of April 26, 2006, Meeting No. 2442.

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**SUBDIVISIONS:**

**FINAL PLAT:**

**Stonegate** – (9425)

(PD 17) (CD 6)

Northeast corner of East 51<sup>st</sup> Street and Lynn Lane

**STAFF RECOMMENDATION:**

This plat consists of 124 lots in eight blocks on 29.2 acres.

All release letters have been received and staff recommends **APPROVAL**.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 7 members present:**

On **MOTION** of **HARMON**, TMAPC voted 7-0-0 (Ard, Bernard, Cantees, Harmon, Hill, Jackson, Midget "aye"; no "nays"; none "abstaining"; Bayles, Carnes, Collins "absent") to **APPROVE** the final plat for Stonegate per staff recommendation.

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**CONTINUED ZONING PUBLIC HEARING:**

**Z-7022/PUD-729 – Jeffrey Levinson/Brookside 33, LLC**

**RS-3 to OL/PUD**

1127, 1133 & 1135 East 33rd Place

(PD-6) (CD-9)

**STAFF RECOMMENDATION:**

Applicant has requested a continuance to May 3, 2006.

**There were no interested parties wishing to speak.**

**TMAPC Action; 7 members present:**

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Ard, Bernard, Carnes, Harmon, Hill, Jackson, Midget "aye"; no "nay"; none "abstaining"; Bayles, Cantees, Collins, "absent") to **CONTINUE** Z-7022 and PUD-729 to May 3, 2006.

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**ZONING PUBLIC HEARING**

**Application No.:** PUD-375-D-1

**MINOR AMENDMENT**

**Applicant:** Sack & Associates, Jim Beach

(PD-8) (CD-2)

**Location:** Northwest corner West 61<sup>st</sup> Street South and South Union Avenue

**STAFF RECOMMENDATION:**

The applicant is requesting a minor amendment to PUD 375-D for the purpose of aligning an entry drive with a drive on the east side of Union Avenue. Proposed use is for a church. Anticipating commercial development (per PUD 375-C), development standards required that access points onto Union Avenue be set back a minimum of 150 feet from the north boundary of Development Area B, which is adjacent to a residential neighborhood. Since that time, a church use has been permitted in Development Area B per PUD 375-D. The 130-foot setback is now requested to achieve the proposed alignment. Traffic Engineering has reviewed this request and finds the proposed driveway location to be safe.

Therefore, staff recommends **APPROVAL** of **PUD 375-D-1** as requested.

**There were no interested parties wishing to speak.**

**TMAPC Action; 7 members present:**

On **MOTION** of **HARMON**, TMAPC voted **8-0-0** (Ard, Bernard, Carnes, Harmon, Hill, Jackson, Midget "aye"; no "nays"; none "abstaining"; Bayles, Cantees, Collins "absent") to **APPROVE** the minor amendment for PUD-375-D-1 per staff recommendation.

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## **OTHER BUSINESS:**

**Discuss and consider holding an evening worksession to discuss Zoning Code Amendments and input from the public on June 13, 2006.**

## **STAFF RECOMMENDATION:**

Mr. Alberty stated that at the last TMAPC meeting it was suggested that the Planning Commission consider authorizing the staff to hold this meeting in the Francis Campbell City Council meeting room for input from the public. He indicated that there would be notice given. There have been some requests for a night meeting to allow the neighborhood associations to provide input on the proposed changes. He explained that staff is waiting for the Planning Commission to direct staff to schedule the evening meeting for June 13, 2006.

Mr. Alberty stated that there would be no definitive action taken at this evening meeting. Planning Commissioners, if willing and desiring to, would attend and he would expect staff to conduct the meeting. Staff will have the latest proposed Zoning Code changes in a format that was suggested in March. The public hearing has been continued to June 28 at the regular meeting schedule and time.

Mr. Alberty stated that the meeting room is available for June 13, 2006 from 6:00 p.m. to 8:00 p.m., which is a Tuesday evening, and this is an off-week for the Planning Commission.

## **TMAPC COMMENTS:**

Mr. Ard asked if there would be quorum available since he will be out of town that week. In response, Mr. Alberty stated that there will not be a need for a quorum because there will be no official action taken by the Planning Commission. Mr. Alberty further stated that if the Planning Commissioners do attend, they should be prepared to listen, take information and hear the tone of the comments. The Planning Commission will have their public hearing on June 28, 2006.

Mr. Alberty stated that in the past the Planning Commission has attempted to hold night meetings and they weren't widely attended and it was discontinued. Due to the requests, staff believes that it might be appropriate to hold one meeting and give those who are unable to make afternoon meetings an opportunity to provide their input.

Mr. Midget asked if the proposed Zoning Code amendments be ready a week or more prior to the June 13<sup>th</sup> meeting for review by the public.

Mr. Alberty stated that he would expect to have the proposal ready sometime in May. The latest addition will be posted on the INCOG website and copies will be made available to the Planning Commission and for those who would like to pick up a copy in our office.

Mr. Midget asked if this would be on TGOV and if not he would like to make some arrangements to have this on TGOV.

Mr. Alberty stated that TGOV hasn't been addressed and it would be up to TGOV to determine that. Mr. Midget stated that he would discuss this with the Council.

Mr. Boulden stated that for clarity this would be a worksession and not a meeting of the Planning Commission. The Planning Commission's worksessions are committees as a whole and a few members could actually be a quorum. He indicated that an agenda will have to be posted as a worksession of the Planning Commission.

Chairman Bernard directed staff to hold an evening worksession on June 13, 2006 from 6:00 p.m. to 8:00 p.m.

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Mr. Harmon asked staff if the Planning Commission needed to react to the letter from Mr. Norman regarding ethics.

Mr. Alberty stated that Mr. Norman provided the letter for the Planning Commission's information. The letter is directed to the City Council and Ethics Commission.

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**Commissioners' Comments:**

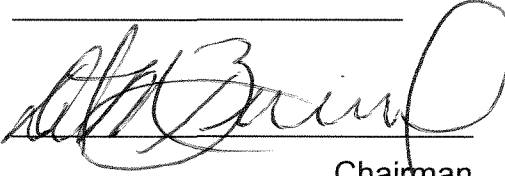
Mr. Ard and Mr. Midget raised the question of having evening Planning Commission meetings to better serve the public.

After discussion it was determined that this is not an agenda item and should be placed on the next worksession for discussion.

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There being no further business, the Chair declared the meeting adjourned at 1:51 p.m.

Date Approved:

  
Chairman

ATTEST:   
Secretary