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

REPORTS:

Chairman’s Report:
Mr. Covey welcomed Keith McArtor to the Planning Commission. Mr. Covey announced today was Mr. Dix last TMAPC meeting and recognized his many years of service with a plaque.

Director’s Report:
Ms. Miller reported on the City Council actions since the last TMAPC meeting and upcoming agenda items.

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1. **Minutes:**
   Approval of the minutes of December 19, 2018 Meeting No. 2784
   On MOTION of DIX, the TMAPC voted 10-0-1 (Covey, Dix, Doctor, Fretz, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; McArtor “abstaining”; none “absent”) to APPROVE the minutes of the meeting of December 19, 2018, Meeting No. 2784.

   **CONSENT AGENDA**

   All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

   None

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   Ms. Millikin read the opening statement and rules of conduct for the TMAPC meeting.

   **PUBLIC HEARINGS:**

   2. **Z-7466 Lou Reynolds** (CD 1) Location: South and West of the Southwest corner of East 36th Street North and North Yale Avenue requesting rezoning from **IL, IM** and **AG** to **IH** (Staff requests continuance to January 16, 2019)

   **TMAPC Action; 11 members present:**
   On MOTION of DIX, TMAPC voted 11-0-0 (Covey, Dix, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to CONTINUE Z-7466 to January 16, 2019 per applicant’s request.

   **OTHER BUSINESS**

   3. **2019 Election of Officers- Current Officers:**
   Michael Covey, Chairman
Mr. Covey stated he sent out email to Commissioners regarding new officers. The proposed slate of officers is as follows:

Michael Covey, Chairman  
Joshua Walker, 1st Vice Chairman  
Ted Reeds, 2nd Vice Chairman  
Margaret Millikin, Secretary

**TMAPC Action; 8 members present:**  
On MOTION of DIX, the TMAPC voted 11-0-0 (Covey, Dix, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, “aye”; no “nays”; none “abstaining”; none “absent”) to waive the TMAPC Policies and Procedures concerning serving successive terms and elect the following TMAPC officers for 2019: Chair, Michael Covey; 1st Vice Chair, Joshua Walker; 2nd Vice Chair, Ted Reeds; Secretary, Margaret (Peggy) Millikin.

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4. **Tulsa Planning Office** - introduction of new staff & overview of work plan

Ms. Miller introduced new staff members to TMAPC and presented the Tulsa Planning Office Work Plan.

Mr. Doctor thanked Ms. Miller for all the work she has put in on this item. Mr. Doctor stated the City is excited to have the Tulsa Planning Office in place.

5. **ZCA-14, City of Tulsa Zoning Code Amendments** – discuss additional amendments prior to a February 6, 2019 public hearing.

**STAFF RECOMMENDATION:**

**ZCA-14, City of Tulsa Zoning Code Amendments**  
(additional amendments since the 12/19/18 work session)

Changes are represented with additional text underlined and deleted text stricken.
# Chapter 1

**Sec. 1.010-A.4 & 1.010-A.10**

Public Officials and Agencies- Changes are proposed to reflect reorganization of the Planning Director to the Tulsa Planning Office.

Unless otherwise expressly stated, all employees, public officials, bodies and agencies to which references are made are those of the City of Tulsa or individuals or agencies legally authorized to act on behalf of the City of Tulsa.

References in this zoning code to the “city” are references to the City of Tulsa.

References in this zoning code to the “city council” are references to the Tulsa City Council.

References in this zoning code to the “planning director” are references to the director of the City of Tulsa planning department Tulsa Planning Office at the Indian Nations Council of Governments (INCOG).

References in this zoning code to the “planning commission” are references to the Tulsa Metropolitan Area Planning Commission.

References in this zoning code to the “board of adjustment” are references to the City of Tulsa Board of Adjustment.

References in this zoning code to the “preservation officer” are references to the City of Tulsa Preservation Commission.

References in this zoning code to the “preservation officer” are references to the planning director or the staff member to whom the planning director assigns responsibility for performing the preservation officer’s duties under this zoning code.

References in this zoning code to the “development administrator” are references to the director of the City of Tulsa development services department. In the performance of his or her duties, the development administrator may consult with the land use administrator.

References in this zoning code to the “land use administrator” are references to the director of the Tulsa Planning Office at head of the land development services division of the Indian Nations Council of Governments (INCOG). INCOG performs its responsibilities and duties under this zoning code pursuant to an agreement with the City of Tulsa. In the performance of his or her duties, the land use administrator may consult with the development administrator.
Proposed Zoning Code Changes related to Social Service Uses

Public, Civic, and Institutional Use Category-Governmental Service- To provide extra oversight into the placement of sensitive social service uses that may have negative impacts on surrounding property owners. Language that allows for the lawful existence of such uses prior to this zoning amendment is provided in Section 1.110-A4

6. Commissioners' Comments
Mr. Reeds wished everyone a Happy New Year.

Mr. Dix stated he wanted to give some advice to the new Commissioners. Mr. Dix stated 99.5 percent of the time he supported staff’s recommendation and only second-guessed staff if there was a compelling reason to do so.
TMAPC Action; 11 members present:
On MOTION of DIX, TMAPC voted 11-0-0 (Covey, Dix, Doctor, Fothergill, Fretz, McArtor, Millikin, Reeds, Ritchey, Shivel, Walker, "aye"; no "nays"; none "abstaining"; none “absent”) to ADJOURN TMAPC meeting 2785.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:07 p.m.

Date Approved:

01/16/2019

[Signature]
Chairman

ATTEST: [Signature]
Secretary