

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Minutes of Meeting No. 2815**

Wednesday, April 1, 2020, 1:00 p.m.

City Council Chamber

One Technology Center – 175 E. 2nd Street, 2nd Floor

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Covey-P	McArtor	Foster-P	Silman, COT-R
Craddock- R		Miller-P	Skates, COT-R
Doctor-R		Sawyer-P	VanValkenburgh, Legal-R
Kimbrel-R		Wilkerson-R	
Ray-R			
Reeds-R			
Ritchey-R			
Shivel-R			
Van Cleave-R			
Walker-R			

R=Remote (Audio and/or Video) P=In Person

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Wednesday, March 25, 2020 at 3:25 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

TMAPC held this meeting by videoconferencing and teleconferencing via **GoToMeeting**, an online meeting and web conferencing tool.

Commissioners and members of the public were allowed to attend and participate in the TMAPC meeting via videoconferencing and teleconferencing by joining from a computer, tablet or smartphone

After declaring a quorum present, Chair Covey called the meeting to order at 1:00 p.m.

**REPORTS:**

**Chairman's Report:**

Mr. Covey stated to make things simple, he was going to make all of the motions and then ask Mr. Walker to second those motions assuming none of the applications will be controversial. He stated if anyone wants to speak on a matter just wave or unmute your mic to get Mr. Covey's attention before the vote is made. Mr. Covey stated a roll call will be used for voting.

**Director's Report:**

Ms. Miller reported on the status of the Tulsa Planning Office, TMAPC and BOA applications and meeting during the Covid-19 pandemic. Ms. Miller stated new applications requiring public hearing have been suspended. She stated accepting applications make it difficult to keep large groups of people out of the office and suspending these applications will allow staff to work from home to better protect themselves and others during this pandemic. Ms. Miller stated the current planning group will still be accepting applications that are approved administratively and they are still accepting applications for the County Board of Adjustment. Some of the applications that will continue to be accepted are detail site plans, landscape plans, sign plans, minor revisions to development plans, zoning letters, administrative adjustments to the Board of Adjustment, final plats, change of access, exempt land divisions, lot splits, lot line adjustments and subdivision conformance reviews. Ms. Miller stated the phone calls from the public are still being answered and staff is still responding to emails. Ms. Miller stated the long range planning group had a much easier transition to home because there's not a constant interaction with the public. She stated the transition is working out well and staff are communicating almost every day and coordinating with each other. Ms. Miller stated today is the first remote meeting for TMAPC and staff is asking Commissioners to continue the items to the May 6, 2020 meeting and staff will be asking the same for the items on the April 15, 2020 meeting as well. She stated the reason the meeting is needed is because there's such a long lead time ahead of the meeting to send out the notices. Ms. Miller stated notices for April 1st and the 15th were already mailed out before the pandemic happened. Ms. Miller stated she is not comfortable having full meetings remotely because it does exclude some members of the public that might normally want to participate. She stated it's a stressful time for people and they are distracted, and she doesn't want people to feel like something was snuck in on them at bad time and then five months later be upset with staff or her. Ms. Miller stated it's just the right thing to do in her opinion. Ms. Miller stated none of us know what the future holds but as things are reevaluated, she will keep Commissioners informed.

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**Minutes:**

**1. Approval of the minutes of March 4, 2020 Meeting No. 2813**

On **MOTION** of **COVEY**, the TMAPC voted 10-0-0 (Covey, Craddock, Doctor, Kimbrel, Ray, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays";

none "abstaining"; McArtor, "absent") to **APPROVE** the minutes of the meeting of March 4, 2020, Meeting No. 2813.

### 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.

2. **PUD-494-2 PRW Construction, Allison Payne** (CD 8) Location: East of the northeast corner of East 111th Street South and South Yale Avenue requesting a **PUD Minor Amendment** to increase allowable driveway width **(Staff requests a continuance to May 6, 2020)**
3. **PUD-803-6 Nick Puma** (CD 8) Location: Southwest corner of East 121st Street South and South Sheridan Avenue requesting a **PUD Minor Amendment** to reduce rear yard and garage setback **(Staff requests a continuance to May 6, 2020)**
4. **PUD-624-5 Jeareld Edwards** (CD 1) Location: Northwest corner of East Apache Street and North Gilcrease Museum Road requesting a **PUD Minor Amendment** to add single family residential as an allowable use **(Staff requests a continuance to May 6, 2020)**

#### **TMAPC Action; 10 members present:**

On **MOTION** of **WALKER**, TMAPC voted **10-0-0** (Covey, Craddock, Doctor, Kimbrel, Ray, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; McArtor, "absent") to **CONTINUE** Items 2 through 4 to May 6, 2020 per staff recommendation.

Mr. Covey read the opening statement and rules of conduct for the TMAPC meeting.

### PUBLIC HEARINGS

6. **Possible reconsideration of motion to continue to April 8, 2020 for Z-7533 Christopher McHenry** (CD 3) Location: Southwest corner and southeast corner of East Tecumseh Street North and North Irvington Avenue East requesting rezoning from **CH** to **IH** with an **optional development plan** (Continued from February 5, 2020, February 19, 2020 and March 4, 2020 to April 8, 2020. This item was on the March 18, 2020 agenda for reconsideration and continuance to April 15, 2020 but that meeting was canceled) **(Staff requests reconsideration and continuance to May 6, 2020)** Note: April 8, 2020 was not a TMAPC Meeting date.

**TMAPC Action; 10 members present:**

On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Covey, Craddock, Doctor, Kimbrel, Ray, Reeds, Ritchey, Shivel, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; McArtor, “absent”) to **RECONSIDER** item Z-7533.

**TMAPC Action; 10 members present:**

On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Covey, Craddock, Doctor, Kimbrel, Ray, Reeds, Ritchey, Shivel, Van Cleave, Walker, “aye”; no “nays”; none “abstaining”; McArtor, “absent”) to **CONTINUE** Z-7533 to May 6, 2020.

The following items were continued to May 6, 2020 see motion below.

5. **Sheridan Crossing Phase IV** (County) Preliminary Plat, Location: North and east of the intersection of East 86th Street North and North Sheridan Road (Continued from March 4,2020) (Originally scheduled for March 18, 2020 but that meeting was canceled) (**Staff requests a continuance to May 6, 2020**)

Item 6 was moved to the beginning of the Public Hearing.

7. Public hearing approving **new capital improvement projects** for the Capital Improvement Plan (CIP), Fiscal Year 2021-2025(Originally scheduled for March 18, 2020 but that meeting was canceled) (**Staff requests a continuance to May 6, 2020**)

8. **Z-7541 Shane Morgan** (CD 3) Location: Southwest corner of East Tecumseh Street and North Kingston Place requesting rezoning from **CH to IL with optional development plan** (**Staff requests a continuance to May 6, 2020**)

9. **Z-7542 James Boswell** (CD 7) Location: South and east of the southeast corner of East 61st Street South and South Sheridan Road requesting rezoning from **AG to CS and PK** (**Staff requests a continuance to May 6, 2020**)

10. **Z-7543 Keith Robertson** (CD 1) Location: Northeast corner of East 36th Street North and North Lansing Place requesting rezoning from **OL to CH** (**Staff requests a continuance to May 6, 2020**)

11. **Z-7544 Lou Reynolds** (CD 3) Location: Southeast corner of East Apache Street and North Sheridan Road requesting rezoning from **IL to IM** (**Staff requests a continuance to May 6, 2020**)

12. **ZCA-17** Various amendments to the City of Tulsa Zoning Code in the following sections: Chapter 15: Office, Commercial and Industrial Districts:

Section 15.020 Use Regulations, Table 15-2: O, C, and I District Use Categories, Chapter 35: Building Types and Use Categories: Section 35.040 Public, Civic and Institutional Use Category, Section 35.040-G Governmental Service, Chapter 45: Accessory Uses and Structures: Section 45.080 Fences and Walls, Chapter 65: Landscaping and Screening: Section 65.060 Vehicular Use Area Buffers; Section 65.070 Screening; Section 65.080 Landscape and Screening Material, Chapter 67: Outdoor Lighting: Section 67.030 General Standards; Section 67.040 Lighting Plans, Chapter 70: Review and Approval Procedures: Section 70.080 Zoning Clearance and Permits; Section 70.110 Spacing and Separation Distance Verification, Chapter 95:Definitions: Section 95.220 Terms Beginning with "S" Sign, Campaign **(Staff requests a continuance to May 6, 2020)**

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### **OTHER BUSINESS**

- 13. Consider adopting revised TMAPC Policies and Procedures** (Originally scheduled for March 18, 2020 but that meeting was canceled) **(Staff requests a continuance to May 6, 2020)**

**TMAPC Action; 10 members present:**

On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Covey, Craddock, Doctor, Kimbrel, Ray, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; McArtor, "absent") to **CONTINUE** items 5,7,8,9,10,11,12 and 13 to May 6, 2020.

**14. Commissioners' Comments**

NONE

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### **ADJOURN**

**TMAPC Action; 10 members present:**

On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Covey, Craddock, Doctor, Kimbrel, Ray, Reeds, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; McArtor, "absent") to **ADJOURN** TMAPC meeting of April 1, 2020, Meeting No. 2815.

**ADJOURN**

There being no further business, the Chair declared the meeting adjourned at 1:17 p.m.

Date Approved:

05-06-2020

  
Chairman

ATTEST:

  
Acting Secretary