

## MINUTES

### SAPULPA METROPOLITAN AREA PLANNING COMMISSION

Tuesday, January 26, 2016 - Regular Meeting - 7:00pm  
City Hall, 2<sup>nd</sup> Floor Council Chambers  
425 E. Dewey Avenue Sapulpa, Oklahoma

**1. Meeting called to Order at 7:00 pm by Vice Chairman Mark Lawson**

**2. Invocation**

**3. Pledge of Allegiance**

**4. Roll Call**

Members present: Darrell Harger, Lou Martin, Kayla Parnell, Andrew Probst, Newt Stephens, Mark Lawson, John Mark Young  
Members absent: Deborah Frost, Valerie Sprague

**5. Approval of the December 15, 2015 Minutes**

Motion to APPROVE made by Martin, seconded by Probst  
AYE – Frost, Martin, Parnell, Probst, Lawson, Farris, Young  
NAY – None  
MOTION PASSED 7 – 0

**6. Consent Agenda Items**

**A. Applicant:** SLS-1046 CBW Holdings, LLC / Warren Bryning

Existing Tract: a.k.a “Parent Tract” – as shown in attachments  
19.78 acres more or less, located in the Northwest corner of the Northeast corner of  
Section 23 Township 18N, Range 11E.

Proposed Tract 1: a.k.a. Tract “C” – as shown in attachments  
.99 acres, more or less, located on the southern portion of the Parent Tract

Proposed Tract 2: a.k.a Tract “D” – as shown in attachments  
1.15 acres more or less, located on the southern portion of the Parent Tract

Motion to APPROVE made by Lawson, seconded by Martin  
AYE – Harger, Martin, Parnell, Probst, Stephens, Lawson, Young  
NAY – None  
MOTION PASSED 7 – 0

\*Sprague arrived at 7:05 pm

## 7. Public Hearing Items

- A. SAZ-929 – Carly Goodnight / QuickTrip Corporation, The South 50 feet of the West 130 feet of Lot 5, and the West 130 feet of Lots 8 and 9, and the East Half of the Alleyway adjacent thereto, Block 3, Frisco Place, an addition to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof; and all of Lots 6, 7, and 10, and the West Half of the Alleyway adjacent thereto, Block 3 Frisco Place, an addition to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof AND the West 130 feet of Lots 12, 13, 16, and 17, and the East Half (E/2) of the Alleyway adjacent thereto, Block 3, Frisco Place, an addition to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof AND Lots 11 and 14, Block 3, and the West Half (W/2) of the of the Alleyway adjacent thereto, Frisco Place, and addition to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof, a/k/a the northwest corner of State Highway 97 and Bird Street, request to rezone said property from RS-3 (Residential Single-Family High Density) to CG (Commercial General)

Chairman Young introduced SAZ-929 and requested a staff report.

Urban Development Director Rachel Clyne presented the staff report in detail and recommended approval.

Chairman Young asked for any questions for staff, confirmed the applicant was present,

Carly Goodnight spoke on behalf of the applicant, QuickTrip Corporation letting the board and the citizens know that this would be a Generation 3 store and explained what that provided. She also stated how the building would be positioned that there would be one drive located off of Hwy 97 and the other would be located off Bird Ave.

Chairman Young opened the public hearing.

The following citizens addressed the board with their comments and concerns in regards to increased traffic at the intersection, future property values, heavy equipment on Bird Ave, gasoline fumes, and noise.

Randy Dillman – 1410 E Lee, Sapulpa  
Delbert Legrand Jr. – 11220 W 81<sup>st</sup> St.  
Barbara Ellis – 1130 N Main St., Sapulpa  
Hampton Hurst – 1213 N Main St., Sapulpa

QuickTrip representatives explained that the portion of Bird Ave affected would be rebuilt to standards to accommodate semi-truck traffic.

Public hearing was closed.

There was some discussion by the board including several questions and comments requesting information on fencing between the commercial and residential areas and possible completion time.

Ms. Goodnight restated that this facility will be built to the City of Sapulpa's Zoning Code standards in addition to QuickTrip's normal high standards. An appropriate privacy fence with landscaping will be built as a buffer.

Ms. Goodnight also stated that the start date for building has not been determined at this time.

Motion to APPROVE made by Martin, seconded by Probst  
AYE – Harger, Martin, Parnell, Probst, Sprague, Stephens, Lawson, Young  
NAY – None  
MOTION PASSED 8 – 0

**8. Old Business – None**

**9. New Business – Election of Chairman and Vice Chairman.**

Motion to retain Chairman Young and Vice Chairman Lawson made by Stephens, seconded by Parnell  
All members stated "AYE"  
Chairman Young and Vice Chairman Lawson Retained

**10. Approvals and Acceptances – None**

**11. Adjournment**

Motion to adjourn made by Martin, seconded by Probst  
All members stated "AYE"  
City portion adjourned

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**Chairman, SMAPC**