

MINUTES

SAPULPA METROPOLITAN AREA PLANNING COMMISSION

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

1. Meeting called to Order at 7:00 pm by Chairman John Mark Young

2. Invocation

3. Pledge of Allegiance

4. Roll Call

Members present: Darrell Harger, Lou Martin, Andrew Probst, Newt Stephens, Mark Lawson, John Mark Young

Members absent: Deborah Frost, Kayla Parnell, Valerie Sprague

Approval of the March 22, 2016 Minutes

Motion to APPROVE made by Martin, seconded by Probst

AYE –Harger, Martin, Probst, Stephens, Lawson, Young

NAY – None

MOTION PASSED 6 – 0

5. Consent Items:

A. Applicant: SLS-1047 Corey Carr

Existing Tract:

Lots 4 and 5, Block 98, Original Town, now City of Sapulpa, Creek County, Oklahoma according to the recorded plat thereof

Proposed Tract 1:

The North 70.00 feet of Lot 4 Block 98 of the Original Town Sapulpa, Creek County, State of Oklahoma according to the recorded plat thereof, more particularly described as follows: Beginning at the Northeast Corner of Lot 4 Block 98, THENCE S 00°07'07" E a distance of 70.00 feet, THENCE S 89°43'00" W a distance of 150.00 feet, THENCE N 00°07'07" W a distance of 70.00 feet to the Northwest Corner of said Lot 4 Block 98, THENCE N 89°43' E a distance of 150.00 feet to the point of beginning.

Proposed Tract 2:

The East 50.00 feet of Lot 5 AND the East 50 feet of the South 36.70 feet of Lot 4 ALL in Block 98 of the Original Town Sapulpa, Creek County, State of Oklahoma according to the recorded plat thereof, more particularly described as follows: Beginning at the Southeast Corner of Lot 5 Block 98, THENCE N 00°07'07" W a distance of 143.30 feet to a point 70.00 feet South of the Northeast Corner of Lot 4 Block 98, THENCE S 89°43'00" W parallel to the North line of Lot 4 Block 98 a distance of 50.00 feet, THENCE S 00°07'07" E a distance of 143.30 feet to a point on the South line of Lot 5, THENCE N 89°43' E a distance of 50.00 feet to the point of beginning

Proposed Tract 3:

The West 50 feet of the East 100.00 feet of Lot 5 AND the West 50 feet of the East 100 feet of the South 36.70 feet of Lot 4 ALL in Block 98 of the Original Town Sapulpa, Creek County, State of Oklahoma according to the recorded plat thereof, more particularly described as follows: Commencing at the Southeast Corner of Lot 5 Block 98, THENCE S 89°43' W along the South Line of Lot 5 Block 98 a distance of 50.00 feet to the Point of Beginning, THENCE N 00°07'07" W parallel to the East line of Block 98 a distance of 143.30 feet to a point 70.00 feet South of the North line of Lot 4 Block 98, THENCE S 89°43'00" W parallel to the North line of Lot 4 Block 98 a distance of 50.00 feet, THENCE S 00°07'07" E parallel to the East line of Block 98 a distance of 143.30, THENCE N 89°43' E a distance of 50.00 feet to the point of beginning.

Proposed Tract 4:

Lot 5 less and except the East 100 feet of Lot 5 AND Lot 4 less and except the North 70 feet and less and except the East 100 feet of the South 36.70 feet of Lot 4, ALL in Block 98 of the Original Town Sapulpa, Creek County, State of Oklahoma according to the recorded plat thereof, more particularly described as follows: Commencing at the Southeast Corner of Lot 5 Block 98,

THENCE S 89°43' W along the South Line of Lot 5 Block 98 a distance of 100.00 feet to the Point of Beginning, THENCE N 00°07'07" W parallel to the East line of Block 98 a distance of 143.30 feet to a point 70.00 feet South of the North line of Lot 4 Block 98, THENCE S 89°43'00" W parallel to the North line of Lot 4 Block 98 a distance of 50.00 feet to a point on the West line of Lot 4 Block 98, THENCE S 00°07'07" E a distance of 143.30 to the Southwest Corner of Lot 5 Block 98, THENCE N 89°43' E a distance of 50.00 feet to the point of beginning

B. Applicant: SLS-1048 Oak Leaf Estates

Existing Tract:

The Northerly 25.00 Acres of the NE/4 of the SE/4 of Section 9, T-18-N, R-12-E

Proposed Tract 1:

Lot 17, Block 1, "Oak Leaf Estates" Commencing at the East Quarter Corner of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof; Thence S 66°04'50"W a distance of 696.28 feet to the "Point of Beginning";

Thence S 03°52'40"W a distance of 267.32 feet; Thence S 47°51'32"W a distance of 83.63 feet; Thence N 79°08'57"W a distance of 84.30 feet; Thence N 41°37'52" W a distance of 189.97 feet; Thence N 24°19'45"E a distance of 205.85 feet to a non-tangent curve to the left; Thence along a non-tangent curve to the left with a central angle of 20°27'06", a radius of 140.00 feet, an arc length of 49.97 feet, a chord bearing of S 75°53'48"E and a chord distance of 49.71 feet; Thence S 86°07'20"E and tangent to the previous curve a distance of 156.39 feet to the "Point of Beginning". Said tract contains 72,058 square feet or 1.6542 acres. The non-astronomic bearings for said tract are based on an assumed bearing of S 00°03'49" W along the east line of the SE/4 of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Proposed Tract 2:

A tract of land located in the NE/4 of the SE/4 of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof, more particularly described as follows: The Northerly 25.00 Acres of the NE/4 of the SE/4 of Section 9, T-18-N, R-12-E.

LESS AND EXCEPT

Commencing at the East Quarter Corner of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof; Thence S 66°04'50"W a distance of 696.28 feet to the "Point of Beginning"; Thence S 03°52'40"W a distance of 267.32 feet; Thence S 47°51'32"W a distance of 83.63 feet; Thence N 79°08'57"W a distance of 84.30 feet; Thence N 41°37'52" W a distance of 189.97 feet; Thence N 24°19'45"E a distance of 205.85 feet to a non-tangent curve to the left; Thence along a non-tangent curve to the left with a central angle of 20°27'06", a radius of 140.00 feet, an arc length of 49.97 feet, a chord bearing of S 75°53'48"E and a chord distance of 49.71 feet; Thence S 86°07'20"E and tangent to the previous curve a distance of 156.39 feet to the "Point of Beginning". Said tract contains 1,016,942 square feet or 23.3458 acres. The non-astronomic bearings for said tract are based on an assumed bearing of S 00°03'49" W along the east line of the SE/4 of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

C. Applicant: SLS-1049 Janet Jackson Moore

Existing Tracts:

80 acres - The North 165 feet of the South 640 feet of the East 660 feet of the E/2 NE/4 in Section 32, Township 18 North, Range 12 East, in Creek County, State of Oklahoma, according to the U.S. Government survey thereof.

AND

A tract of land described as being the North 165.0 feet of the South 640.0 feet of the East 660.0 feet of the East half of the Northeast quarter of Section 32 T-8-N, R-12-E of the Indian Base and Meridian, Creek County, State of Oklahoma. Containing 2.5 acres more or less.

Proposed Tract 1:

A tract of land located in the E2 NE4 of Section 32, Township 81N, Range 12E of the Indian Base and Meridian, City of Sapulpa, Creek County, State of Oklahoma, described as commencing at the Southeast corner of said E2 NE4; thence North 00°06'21" East along the East line of said E2NE4 225.84' to the Point of Beginning; thence continuing North 00°06'21" East 634'; thence North 89°53'39" West 689.00'; thence South 00°06'21" West 634.00' thence South 89°53'39" East 689.00'; to the Point of Beginning, containing 10.03 acres more or less

Proposed Tract 2:

80 acres – The North 165 feet of the South 640 feet of the East 660 feet of the E/2 NE/4 in Section 32, Township 18 North, Range 12 East, in Creek County, State of Oklahoma, according to the U.S. Government survey thereof, Less and Except A tract of land located in the E2 NE4 of Section 32, Township 81N, Range 12E of the Indian Base and Meridian, City of Sapulpa, Creek County, State of Oklahoma, described as commencing at the Southeast corner of said E2 NE4; thence North 00°06'21" East along the East line of said E2NE4 225.84' to the Point of Beginning; thence continuing North 00°06'21" East 634'; thence North 89°53'39" West 689.00'; thence South 00°06'21" West 634.00' thence South 89°53'39" East 689.00'; to the Point of Beginning, containing 10.03 acres more or less

D. Applicant: SLS-1050 Polson Properties Inc.

Item was removed from the agenda at the request of the applicant, David Polson.

Motion to APPROVE consent items A, B, and C made by Lawson, seconded by Martin
AYE – Harger, Martin, Probst, Stephens, Lawson, Young
NAY – None
MOTION PASSED 6 – 0

6. Public Hearing Items

- A.** SAZ-932 – Carly Goodnight/QuikTrip Corporation, NE corner of East Bird Avenue and North 10th Street, a/k/a Lots 15 & 18, Block 3 of Frisco Place, an addition to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof, request to rezone said property from RS-3 (Residential Single-Family High Density District) to CG (Commercial General District)

Chairman Young introduced SAZ-932 and requested a staff report.

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

Chairman Young asked for any questions for staff, inquired if the applicant was present, and opened the public hearing.

Clyne stated that the applicant was unable due to a scheduling conflict and that staff would answer any questions. Clyne also noted that the lots in this application were acquired after the rezoning requested by QuikTrip on January 26, 2016.

Public hearing was closed.

There was no discussion by the board.

*Sprague arrived at 7:05 pm

Motion to RECOMMEND APPROVAL made by Harger, seconded by Martin

AYE – Harger, Martin, Probst, Stephens, Lawson, Young

NAY – None

ABSTAIN - Sprague

MOTION PASSED 6 – 0 – 1

Young advised public the request would be heard at the May 2, 2016 City Council meeting at 7p.m.

- B.** SUP-003 – Nikki Pauly - 4120 Dogwood Lane a/k/a Lot Nine (9), Block Three (3), Country Hills Blocks 3 & 4, in Creek County, State of Oklahoma, according to the recorded plat thereof, request a Specific Use Permit for an Accessory Dwelling Unit (pool house) in RS-1 zoning district.

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

Chairman Young asked for any questions for staff, confirmed the applicant was present, and opened the public hearing.

Applicant Pauly addressed the board stating that the purpose was to have a place near the pool in which to change in and out of swimsuits, go to the bathroom, shower, rest, have a beverage, and entertain friends or family in private.

Public hearing was closed

There was no discussion by the board.

Motion to RECOMMEND APPROVAL made by Stephens, seconded by Martin

AYE – Harger, Martin, Probst, Sprague, Stephens, Lawson, Young

NAY – None

MOTION PASSED 7 – 0

Young advised public the request would be heard at the May 16, 2016 City Council meeting at 7p.m.

7. Old Business – None

8. New Business – None

9. Approvals and Acceptances – None

10. Adjournment

Motion to adjourn made by Martin, seconded by Lawson

All members stated "AYE"

City portion of meeting adjourned

Chair, SMAPC

Date