



MINUTES

SAPULPA METROPOLITAN AREA PLANNING COMMISSION

Tuesday, April 24, 2018 - Regular Meeting - 7:00pm

City Hall, 2nd Floor Council Chambers

425 E. Dewey Avenue Sapulpa, Oklahoma

1. Call to Order
The meeting was called to order by Chairman Andrew Probst at 7:00 pm
2. Invocation
3. Pledge of Allegiance
4. Roll Call
Roll call recognized from the County portion of the meeting.
Members present: David Smith, Lou Martin, Andrew Probst, Valerie Sprague, Leon Warner, Randy Wood, John Mark Young
Members absent: Deborah Frost, Kayla Parnell
5. Approval of the March 27, 2018 Minutes
Motion to APPROVE made by Marin and seconded by Wood
AYE- Smith, Martin, Probst, Sprague, Warner, Wood, Young
NAY- None
Motion PASSED (7-0)
6. Consent Items (Lot-Splits):
 - A. **SLS-1086** – Oak Canyon Homes, LLC – Location: 1106 & 1110 East Jones Avenue, East of the Southeast corner of East Jones Avenue and North Mission Street
Motion to APPROVE made by Smith and seconded by Martin
AYE- Smith, Martin, Probst, Sprague, Warner, Wood, Young
NAY – None

Motion PASSED (7-0)

7. Public Hearing

- A. PP-2018-01 – Wallace Engineering/Crystal Keller– Location: North and West of the Northwest corner of State Highway 117 and South 49th West Avenue (Northwest of “The Lakes at Cross Timbers” subdivision). The applicant requests approval of a Preliminary Plat “The Reserve at Cross Timbers”.**

Staff report was presented by Urban Development Director Nikki White.

In the staff report Director White stated staff was recommending APPROVAL of the application. Staff report was presented by Director White. In the staff report Director White stated that staff was recommending APPROVAL of the application with the following conditions:

- 1. The preliminary plat will meet the requirements of the City's Zoning Code and Subdivision Regulations, if the Waiver of the subdivision regulations are granted for both the sidewalks and the width of the dedicated right of way. The developer is aware that the process for development requires a variety of meetings with staff, the appropriate approvals from state agencies, and adherence to all adopted building code restrictions.**
- 2. Following SMAPC recommendation and revision, if necessary, the applicant will proceed with the required construction plans and final plat. The final plat will be presented to the SMAPC and the Sapulpa City Council for final approval.**

Staff recommends APPROVAL of the preliminary plat, and the waiver of Section 4.6 of the City of Sapulpa Subdivision Regulations for the construction of sidewalks and the waiver of Section 4.2.7 to reduce the dedicated street right of way from 60 feet to 50 feet and with TAC comments.

PUBLIC HEARING COMMENTS:

Interested Parties:

Lee Parish – 670 E. Lakeview Dr.

Concerns: Stormwater run off

Minimum sized of lots and homes

Roads being damaged from the construction vehicles

Larry Robertson – 639 Cross Timbers Blvd.

Concerns: Stormwater run off

Kenneth Ayers – 519 E. Lakeview Dr.

Concerns: Stormwater run off

Help maintaining the existing drainage system for The Lakes at Cross Timbers

Judith Holt – 530 E. Lakeview Dr.

**Concerns: Installing a stormwater system that will cross onto The Lakes at Cross Timbers subdivision
Would like for the developer to leave a green space of existing trees between the two subdivisions**

**Richard Lamirand – 638 Cross Timbers Blvd.
Concerns: The value of the new proposed homes would be 20% less than the home values in the Lakes at Cross Timbers
Would like for the developer to have larger minimum lot sizes**

**Grace Esmond – 593 Creekside Dr.
Concerns: Current lay out shows only one entrance into the proposed subdivision – would like for them to have another off of Hunter Hill Rd. for safety reasons**

**Kevin Mudd – 4028 Frontier Rd.
Concerns: Valuation of the proposed homes
Developer needs to install their own drainage system
If lots sizes were made larger they would have less water run off**

Chairman Probst closed the Public Comment portion for this item.

Motion to APPROVE made by Martin and seconded by Wood with one additional condition that was not stated in the staff report for APPROVAL - being the HOA for the Lakes at Cross Timbers and the developer for the new subdivision agree to meet to discuss concerns about the proposed new construction before the final plat APPROVAL

**Motion APPROVE made by Martin and seconded by Wood
AYE- Smith, Martin, Probst, Sprague, Warner, Wood
NAY- Young
Motion PASSED (6-1)**

B. SUP-020 – Mission Street LLC/Wiley Smith - Location: Northwest corner of West Taft Avenue and Wickham Road (1201 East Taft Avenue). The applicant requests approval of a Specific Use Permit to allow Mini-Storage use in a CG zoning district.

Staff report was presented by Director White. In the staff report Director White stated that staff was recommending APPROVAL of the application with the following conditions:

- 1. City of Sapulpa Corridor Design Criteria shall be followed unless specifically waived by SMAPC or City Council.**

2. The Landscape Ordinance shall be followed unless specifically waived by SMAPC or City Council (attached to this report).

Interested Parties:

None

There was no PUBLIC HEARING COMMENTS for this item.

Motion to APPROVE made by Martin and seconded by Wood
AYE- Smith, Martin, Probst, Sprague, Warner, Wood, Young
NAY- None
Motion PASSED (7-0)

8. Old Business: NONE

9. New Business: NONE

10. Adjournment

Motion to ADJOURN made by Martin and seconded by Smith
AYE – Smith, Martin, Probst, Sprague, Warner, Wood, Young
NAY- None
Motion PASSED (7-0)

The City's portion of the meeting was ADJOURNED at 8:45 pm



SMAPC Chairman

5/22/18

Date