

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2785

Wednesday, January 2, 2019, 1:30 p.m.

City Council Chamber

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

Members Present	Members Absent	Staff Present	Others Present
Covey		Chapman	Jordan, COT
Dix		Foster	Silman, COT
Doctor		Miller	VanValkenburgh, Legal
Fothergill		Sawyer	
Fretz			
McArtor			
Millikin			
Reeds			
Ritchey			
Shivel			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, December 21, 2018 at 2:58 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

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 also 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

John Dix, 1st Vice Chairman
John Shivel, 2nd Vice Chairman
Margaret Millikin, Secretary

Mr. Covey stated he sent out email to Commissioners regarding new officers and the results are as follows:

New Officers

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 recommend **APPROVAL** of the following nominees for TMAPC Officers for 2019 and waive the TMAPC Policies and Procedures concerning serving successive terms: 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.*

Public Officials and

Agencies

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

Tables 5.2, 10.2, 15.2, 20-1, 25-1, 25-4, 25-5, 25-7, and Section 35.040-G 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

Tables 5.2, 10.2, 15.2, 20-1, 25-1, 25-4, 25-5, 25-7

Governmental and Social Services | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |

Chapter 35

35.040-G Governmental and Social Services
Local, state or federal government services or, social services, and similar functions, that are not otherwise classified. Typical uses include health department, courthouse, soup kitchens and food pantries.

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.

ADJOURN

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:

Chairman

ATTEST: _____

Secretary