

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1483  
Wednesday, November 23, 1983, 1:30 p.m.  
Langenheim Auditorium, City Hall  
Tulsa Civic Center

| MEMBERS PRESENT                                                                                                                                        | MEMBERS ABSENT | STAFF PRESENT                                                             | OTHERS PRESENT              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------|-----------------------------|
| Beckstrom<br>Connery<br>Draughon<br>Flick<br>Higgins<br>Hinkle, Secretary<br>Kempe, Chairman<br>Woodard<br>C. Young, 1st Vice-<br>Chairman<br>T. Young | Inhofe         | Compton<br>Gardner<br>Harrison<br>Kedzie<br>Lasker<br>Matthews<br>Sartain | Linker, Legal<br>Department |

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Monday, November 21, 1983, at 9:30 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Kempe called the meeting to order at 1:32 p.m.

MINUTES:

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, T. Young, Inhofe, "absent") to approve the Minutes of November 9, 1983, (No. 1481) as corrected.

The November 16, 1983, Minutes had not yet been proof read, so the vote for approval on this item was passed.

REPORTS:

Comprehensive Plan Committee Report:

Commissioner Hinkle, Chairman of the Comprehensive Plan Committee, advised that the Committee met prior to the Planning Commission meeting to discuss the draft of the County Fairgrounds' Comprehensive Plan and decided to adjourn from the Comprehensive Planning Committee Meeting into the Meeting of the Public Hearing; therefore, no action was taken.

Rules and Regulations Committee:

No report for the Rules and Regulations Committee; however, meetings were set--the City Commission has placed a moratorium on outdoor advertising and the Rules and Regulations Committee needs to meet with the sign industry. The first meeting with the industry will be held with some City officials on Tuesday and the next day, November 30th, the Planning Commission will need its first meeting at 11:30a.m. or 12:00 p.m. because this Commission meeting will be lengthy

Rules and Regulations Committee: (continued)

and there will not be a chance to meet afterwards. The second Commission meeting could be scheduled for the next week about 2:30 p.m. following the Planning Commission meeting.

Rules and Regulations Committee will meet at 11:30 a.m. on November 30th and at 2:30 p.m. following the meeting on December 7th, in Room 213 for the purpose of looking at the ordinances as relate to the sign regulations.

ZONING PUBLIC HEARING:

Notice of Expressways on Subdivision Plats:

Legal Department recommendation for change in working of Notice.

Mr. Russell Linker, Legal Counsel, has recommended that a statement be added to the language of the Notice that will make it clear that no dedication is intended. This statement is underlined for the distinction of the recommended added portion only, it is not suggested to be underlined in the notice statement when it is put on the plat.

NOTICE

A freeway is shown on the Tulsa City-County Major Street and Highway Plan as passing through or adjacent to property in this subdivision. This notice is not to be construed as a dedication for a freeway and is for information purposes only. Further information as to the status of this planned freeway may be obtained from the Tulsa Metropolitan Area Planning Commission.

Mr. T. Young suggests that the word "planned" be added prior to "freeway" at the beginning of the Notice, as it has been added at the end of the Notice in a prior meeting. Mr. Linker agrees with this addition.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Flick, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Higgins, Inhofe, "absent") to approve the adoption of the following amended Notice:

NOTICE

A planned freeway is shown on the Tulsa City-County Major Street and Highway Plan as passing through or adjacent to property in this subdivision. This notice is not to be construed as a dedication for a freeway and is for information purposes only. Further information as to the status of this planned freeway may be obtained from the Tulsa Metropolitan Area Planning Commission.



PUBLIC HEARING:

On MOTION of BECKSTROM, the Planning Commission voted 9-1-0 (Beckstrom, Connery, Draughon, Flick, Higgins, Hinkle, Kempe, Woodard, C. Young, "aye; T. Young, "nay"; no "abstentions") to limit the time for each speaker to five (5) minutes and no person may speak a second time without the majority of the Commission to allow it.

Dane Matthews then briefed the Commission on the planning process taken to develop the Plan and on the Plan Text and Map.

|                            |                 |            |                            |
|----------------------------|-----------------|------------|----------------------------|
| <u>Interested Parties:</u> | Susan Harris    | Addresses: | 8286 East 34th Street      |
|                            | Diana Henderson |            | 4114 East 21st Place       |
|                            | Lee Fincannon   |            | 1116 South 77th Street     |
|                            | Gerald L. Albo  |            | Unknown                    |
|                            | Eugene Colleoni |            | 1534 South Delaware Avenue |
|                            | Prier Price     |            | 200 Center Plaza           |
|                            | Susie Woody     |            | 1320 South Oswego Avenue   |
|                            | Dorothy Gibbons |            | 4109 East 22nd Street      |
|                            | Jim Miller      |            | 4036 East 23rd Street      |
|                            | Louise McKay    |            | 1752 South Fulton Avenue   |
|                            | Bill Harris     |            | 1252 East 58th Street      |
|                            | Frances Clouse  |            | 1517 South Knoxville Ave.  |
|                            | Ward Miller     |            | 1412 South New Haven Ave.  |

Interested Parties' Comments:

Susan Harris of 8286 East 34th Street stresses that the Planning Team would like to see the Fairgrounds as an asset, not only to the neighborhood, but to Tulsa County. She reemphasized that the Future Site Committee found that the Fairgrounds, economically, was not feasible to move. If that should change, the five (5) year review statement was placed in the text so that removal could be addressed if feasible. Under Goal #3 the Team desires that the Fairgrounds be used to its capacity, but do not want to schedule more events of the magnitude of the Fair because of the parking problems. Future events should be limited by the amount of on-site parking available.

Diana Henderson, 4114 East 21st Place, thanked the public that took the time to show up and reminded the Commission that the assumptions were taken seriously, working within boundaries, and did not overlook any. The purpose of the proposed Marketing Study is to find the usability and attractiveness of the Fairgrounds that the Team could not think of.

Lee Fincannon, 1116 South 77th Street, the proposal of moving Bell's Amusement Park--I find it almost amusing. In the early '70s, the Murphy Interprises tried to buy Bell's Amusement Park. The deal fell through. Zoning in this area red-lines their borrowing capacity at the bank. This makes them extinct, like a dinosaur. You are playing into the hands of a long-range plan that was set many years ago. The proposal to change the zoning on the Fairgrounds, or on the grounds as it is called today, is ridiculous. The elected officials which the citizens of Tulsa elected to make the decisions on the Fairgrounds, in my estimation, have been avoided by the planning process as we know it. The planning on the Fairgrounds and the proposals have been as the statement here says, "have been proposed many times, nothing has happened". The zoning of any county property is ridiculous. The County Commissioners can disengage this body, it can stop payment to INCOG, it can do a number of things if you did serve at their displeasure. I need to bring up that INCOG does

Public Hearing: (continued)

not represent in Vision 2000 the citizens of Tulsa, it is not a representative body. It is sponsored, and those on the Board of this Hearing, receive federal monies for participation. I'm talking about the League of Women Voters, INCOG, Jr. League; all of these agencies receive federal grants. We have possibly 100 citizens that have been interested and participated in the Fairgrounds problems. All of their input has been nought because the Planning Team has said, "Hey, we're going to do what we want to, you're going to like it"; even to the point of changing the plans and meetings and the minutes after they were proposed and voted on. In one such instance a gentlemen resigned, a Reverend who was on the Board of INCOG's Vision 2000, after he admitted that he had changed the minutes of the meeting. We have repeatedly asked government agencies to look into these improper proposals and the handling of these things. We have asked the attorney general, the auditors, and I will have to say that there has been some change in the management of the Fairgrounds, that has been an improvement. But there is still a need for a lot of improvement. The proposals of serious consequence is the maintenance of the buildings and the property of the Fairgrounds. When we left the meeting last night, or Monday night, the doors almost caved in because they didn't have windbreaks and latches on them. The windows will fall out in the near future, but this group has taken the position that the most important thing is bike trails and jogging paths. If the Fair is moved from the property it doesn't mean that the land has to change hands. The County could put a courthouse out there and provide parking for its citizens. It could have a hospital, or it could have a number of programs.

Eugene Colleoni, 1534 South Delaware, expresses his dislike to the five minute limit that was placed on the speakers. He states that the main problem with the Fairgrounds has always been the State Fair, however, the racetrack was an abomination. Mr. Colleoni touches upon the parking problems and limitations during the Fair.

Prier Price, 200 Center Plaza, states that the public forum meeting that was held Monday, November 21st, was illegal. The public forum was held and there was a lot of input from citizens and then it was adjourned at approximately 9:00 p.m.; then a second meeting was held in which four very important things were added to or corrected in the Plan. One of them being the three-weekend Fair that one of the County Commissioners wanted added to the Plan. Mr. Price recommends that the Plan be postponed until after the first of the year, so that another public forum can be held following all of the rules and regulations of the open meeting law.

Susie Woody, 1311 South Oswego Avenue, living north of the Fairgrounds, was very proud of the Plan and supports the Plan. On request of Mr. Connery, Ms. Woody states that she is a neighborhood representative and has lived in the area for six years. She was definitely clear that two meetings were to be held the night of Monday, November 21.

Dorothy Gibbons, 4109 East 22nd Street, was appointed not as a representative of the neighborhood, but by the League of Women Voters. Ms. Gibbons points out that some of the criticism of the Plan is not strictly what is printed in the Plan, there is some other uneasiness about the process rather than the Plan itself. Even though she is unhappy with a few of the things, she supports the Plan and realizes that a group of people are represented in the making of this Plan and not just one person. She agreed that the two meetings were planned and scheduled at the last Planning Team meeting.

Public Hearing: (continued)

Jim Miller, 4063 East 23rd Street, speaks about the problems that the neighborhood receives with the Fairgrounds location. The problems are in parking, clutter, and with the number of people. But one of the biggest problem is the neighborhood feels like their input is not really heard. Mr. Miller showed concern that members of the Committee were telephoned and polled over the phone and new materials were added to the Plan as adopted by the group. Mr. Miller would ask that there be another public forum be held before this Plan goes for final approval.

Louise McKay, 1752 South Fulton, was disturbed due to the fact that there was no advertising of the public forum. Legal News had the meeting recorded, notifications were sent to all the media; however, there was nothing on the radio station except at 6:00 p.m., on Monday, Channel 2 announced the meeting would be that evening at 7:00 p.m. She felt that something of this importance should pay for ads if the papers won't cover them on their own. She then expressed that she felt there was too much high intensity land use, if it is for the future.

Bill Harris, 1252 East 58th Street, for 12 years lived at the corner of 19th Street and Knoxville Avenue (1939-1960). He discusses three things that the Planning Team heard from the public at the public forum. The Plan was large and no one had access to it prior to the meeting, but we asked for things to be added to it. I think they generally feel that they do not have a voice before a Plan of this nature has been adopted. Mr. Harris hopes that the savings of the Fairgrounds or the relocation is going to be a private-public venture.

Frances Clouse, 1517 South Knoxville Avenue, is afraid that Bell's Amusement Park is zoned right out of existence. The Plan talks as if he has to move, but there is no where for him to move to on the Fairgrounds. One reason why the citizens were opposed to the Plan was because they were under the impression that this was the final Plan. She also feels like other parking space could be acquired for the Fair at nearby parking lots, such as the Church. She recommends that another well-advertised hearing be held.

Ward Miller, 1412 South New Haven Avenue, gives several recommendations: 1) That future development and redevelopment of this site should have the net result for the overall area as being the same or less intensity; meaning that a Goal statement should be added saying that any development or redevelopment consideration for the site itself should maintain the net effect of status quo or less; 2) the entire site be placed under a PUD, giving the Planning Commission certain control on its use; 3) open space within the site be preserved as is; 4) while it is a good place for office businesses along 15th Street, he would hate to see more office buildings go up. Mr. Miller also states that he feels the residential citizens should be given more time to look over the Plan before it goes on to be adopted.

Mr. Gerald L. Albo asked the Commission if Mr. Fincannon could use his five minutes, upon the approval of the Commission, Mr. Fincannon continues to describe his disapproval of the planning process. Why could the Team not have suggested that the technical school students use their talents to repaint the buildings? He feels the financial status of the Fairgrounds is in desperate situation at the present time.

Public Hearing: (continued)

Eugene Colleoni reiterates that Skelly Stadium, Hillcrest, and even Tulsa University is expanding. He continues by expressing again his concern about the parking problems. Mr. Colleoni gives a copy of his Goal #4 to the Planning Commission; he would like to see this Goal added to the Plan.

George Phillips, 3039 West 56th Street, wants to clarify that the Planning Team consists of 12 members, the Plan was a result of a majority vote, there was a public forum and every suggestion was written down and was addressed by the Planning Team. Each one had their own ideas and had the time and right to present those ideas to the Team. Each vote was a majority in every instance.

Diana Henderson addresses the Policies of Goal #2. She stated that the City Code is very good concerning the accessibility, but she was not for sure if it would be the same for the County. Therefore, Policies #3 and #4 were put into the Plan to keep up the accessibility and usability for the handicapped and those in wheelchairs and with disabilities.

On MOTION of CARL YOUNG, the Planning Commission voted 10-0-0 (Beckstrom, Connery, Draughon, Flick, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions" to close the Public Hearing.

During the Review Session different topics were discussed and changes suggested.

On MOTION of C. Young, the Planning Commission voted 10-0-0 (Beckstrom, Connery, Draughon, Flick, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye" no "nays"; no "abstentions"; Inhofe, "absent") to continue the Public Hearing to two weeks, (December 7, 1983).

The suggested changes are to be discussed by the Planning Team on Monday, November 28, 1983, and a Final Draft of the Plan shall be ready at the Planning Commission Office, 707 South Houston Avenue, 5th Floor, on Wednesday, November 30, 1983. Anyone desiring to make further comments on the Plan shall submit them to the Planning Commission no later than Wednesday, November 30, in written form. Wednesday, December 7, the Public Hearing will be continued to review the Written comments, the Final Draft, and to finish business on the Fairground's Comprehensive Plan.

On MOTION of BECKSTROM, the Planning Commission voted 10-0-0 (Beckstrom, Connery, Draughon, Flick, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Inhofe, "absent") to add Policy #5 under Goal #1 (page 46 of the Plan Draft) to read: "All future development or redevelopment of Expo Square shall occur in such a manner as to assure that the net intensity of Expo Square shall be equal to or less than net intensities remaining on Expo Square following the discontinuation of motor racing and the removal of the auto racetrack, as such intensities are defined in the Tulsa City and Tulsa County Zoning Code as of this date, 1983".

On MOTION of C. YOUNG, the Planning Commission voted 10-0-0 (Beckstrom, Connery, Draughon, Flick, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Inhofe, "absent") to add under Goal #2, Policy #15 (page 48 of the Plan Draft) to read: "CH, IM, and IH would not be found in accord with the Goals of the Plan".



Public Hearing: (continued)

On MOTION of C. YOUNG, the Planning Commission voted 5-4-0 (Higgins, Hinkle, Kempe, C. Young, T. Young, "aye"; Connery, Draughon, Flick, Woodward, "nay"; no "abstentions"; Beckstrom, Inhofe, "absent") to amend the Plan Map by bringing the Medium Intensity Land Use line straight down through the racetrack grandstands and run it along the northern edge of the IPE Building.

Other items discussed were preserving the Open Space in the yellow area to the north instead of replacing it with asphalt.

On MOTION of C. YOUNG, the Planning Commission voted 6-1-1 (Connery, Flick, Higgins, Hinkle, Kempe, C. Young, "aye"; Woodard, "nay"; T. Young, "abstaining"; Beckstrom, Draughon, Inhofe, "absent") that Goal #4, submitted by Mr. Colleoni, not be made a part of the Plan. Limiting of office space along 15th Street was also discussed.

With no further discussion, the Motion was made with no objections and the meeting was adjourned at 4:34 p.m.

Date Approved December 7, 1983

Cherry Kempe  
Chairman

ATTEST:

Marilyn Hinkle  
Secretary

