

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1808
Wednesday, September 26, 1990, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 1st Vice Chairman	Horner	Gardner	Linker, Legal
Coutant		Russell	Counsel
Doherty, Secretary		Stump	
Draughon, 2nd Vice Chairman			
Midget, Mayor's Designee			
Neely			
Parmeale, Chairman			
Rice			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, September 25, 1990 at 12:05 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:35 p.m.

Minutes:

Approval of the minutes of the meeting of September 12, 1990, Meeting No. 1806:

On MOTION of WOODARD, the TMAPC voted 9-0-1 (Carnes, Coutant, Doherty, Draughon, Midget, Parmeale, Rice, Wilson, Woodard, "aye"; no "nays"; Neely "abstaining"; Horner, "absent") to APPROVE the minutes of the meeting of September 12, 1990 Meeting No. 1806.

REPORTS:

Mr. Coutant reported that the Comprehensive Plan Committee met September 19, 1990 to review the Civic Center Plan designed by Joe Coleman, architect. The Committee directed staff to consider the plans and come back to the Committee with any amendments to the Comprehensive Plan which may be appropriate. They also considered the citywide Stormwater Flood Plan which was presented by the City of Tulsa Department of Stormwater Management (DSM) on September 5, 1990. At that time the Committee decided to meet again in October with the objective of bringing it to a public hearing as an amendment to the Comprehensive Plan. Mr. Coutant further explained that they have now been informed by DSM that the report has been withdrawn by DSM for further study and review and will be further considered by the Comprehensive Plan Committee when again presented by DSM.

Mr. Doherty advised that the Rules and Regulations Committee met September 19, 1990 and voted to forward without recommendation a statement of policy to the

TMAPC which conforms with the motion made at the public hearing on August 1, 1990. Mr. Parmele further explained that considerable discussion was held during the Rules and Regulations Committee meeting and he felt this language does comply with the motion that was passed at the public hearing. This would become a policy statement under the general policies.

In response to Mr. Draughon, Mr. Parmele confirmed that the term "agent" in the language could be an attorney, real estate agent, etc., and that the term "appropriate body" referred to the City Council or County Commission.

Mr. Coutant stated that this language was in accordance with the practice of the TMAPC. It has been a general rule that TMAPC does not initiate zoning action, but that this language allows for the possibility that the Commission could do that.

Ms. Wilson expressed that from a philosophical standpoint this statement does not adequately address the issues that were raised at the public hearing, being the problems that have arisen due to public action initiating rezoning vs. what the public determined to be private actions.

TMAPC ACTION, 10 members present:

On MOTION of CARNES, the TMAPC voted 7-1-2 (Carnes, Coutant, Doherty, Neely, Parmele, Rice, Woodard, "aye"; Wilson "nay"; Draughon, Midget "abstaining"; Horner, "absent") to **APPROVE** adoption of following language as a General Policy:

"As a general rule, the TMAPC will not initiate applications for zoning changes without the consent of the owner or his agent, unless such application is requested by the appropriate legislative body."

Director's Report:

Chairman Parmele referred the final wording of amendments to the City of Tulsa Zoning Ordinance as it relates to signs and other related changes to the City of Tulsa Revised Ordinances to the Rules and Regulations Committee for final review to be brought back to the TMAPC at a later date.

Mr. Doherty clarified that the Rules and Regulations Committee was to look at the language as it implements policy decisions already made and not to revisit any of the decisions on policy.

SUBDIVISIONS:

FINAL APPROVAL AND RELEASE:

New Life Pentecostal Church (282) E of NE/c W. 71st St. & S. Union Ave. (CS)

Comments & Discussion:

Mr. Stump advised all release letters had been received and staff recommended approval.

New Life Pentecostal Church (282)

cont.

TMAPC ACTION, 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Horner, "absent") to **APPROVE** the Final Plat for New Life Pentecostal Church and release same as having met all conditions of approval.

OTHER BUSINESS:

PUD 405: Detail Sign Plan review, Development Area 1-A

West and southwest of the southwest corner of South Memorial Drive and East 91st Street South.

Staff Recommendation:

The subject tract wraps around the southwest corner of the intersection and has been approved for new and used automobile sales and related activities. The applicant is requesting detail sign plan approval to relocate two existing ground signs (Saab and Sterling) from the East 91st Street frontage to South 78th East Avenue and replace them with one ground sign (Saturn). Staff has reviewed both the sign elevations and plot plan and finds the requests to be consistent with the original PUD and in conformance with all PUD spacing requirements and size limitations.

Therefore, Staff recommends **APPROVAL** of the proposed sign plan subject to the following:

1. Subject to the submitted plans and locational drawings.
2. That no portion of a sign be located over a public right-of-way. Further, that no portion of a sign be constructed on a public or private utility easement without the prior concurrence of any affected agency.

Comments & Discussion:

Mr. Larry Henry, 1000 Oneok Plaza, Tulsa, OK 74103, stated opposition to the sign plan. He stated that signage was "creeping back towards the residential area" and he felt it was inappropriate and would set a precedent of tall neon signs along 91st Street which would be across from residential areas. He further commented that other businesses in the area have agreed to keep their signs smaller and the same should apply to Joe Marina Motors.

In response, Mr. Stump stated that the height limitation for this PUD was 25'. Initially, the signs were monument signs approximately 6'-8' in height and all of a common style. The first deviation was when the

Detail Sign Plan PUD 405 Joe Marina Motors cont.

Ford dealership went into the area and Joe Marina Motors asked for a more typical 25' Ford sign. Although the sign met the height limitations of the PUD, Staff did not recommend approval due to the consistency that was already established. TMAPC approved the sign. Therefore, without any consistency left, Staff decided if the request was within the standards of the PUD they would recommend approval.

TMAPC ACTION, 10 members present:

On MOTION of CARNES, the TMAPC voted 6-0-4 (Carnes, Doherty, Neely, Rice, Wilson, Woodard, "aye"; no "nays"; Coutant, Draughon, Midget, Parmele, "abstaining"; Horner, "absent") to **APPROVE** the Detail Sign Plan for Development Area 1-A of PUD 405 Joe Marina Motors subject to staff recommendations.

There being no further business, the Chairman declared the meeting adjourned at 1:52 p.m.

Date Approved: 10/10/90

[Signature]
Chairman

ATTEST:

[Signature]
Secretary