

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1852
Wednesday, September 11, 1991, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Doherty	Gardner	Linker, Legal
Carnes	Harris	Hester	Counsel
Draughon	Neely	Lasker	
Horner		Stump	
Midget, Mayor's Designee			
Parmeale, Chairman			
Wilson, Secretary			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, September 10, 1991 at 11:56 a.m., as well as in the Reception Area of the INCOG offices.

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

Minutes:

Ms. Wilson advised that on page 10 of the minutes from September 4, 1991, first paragraph, last line,.....explaining the *confusion*, the word *confusion* should be stricken and replaced with *minority position*. With that correction, Ms. Wilson moved approval.

Approval of the minutes of August 28, 1991, Meeting No. 1850:

On MOTION of WILSON, the TMAPC voted 5-0-1 (Carnes, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; Horner "abstaining"; Ballard, Doherty, Harris, Neely, Midget, "absent") to APPROVE the minutes of the meeting of August 28, 1991 Meeting No. 1850 with the stated correction.

REPORTS:

Report of Receipts and Deposits:

Mr. Gardner presented the Report of Receipts and Deposits and advised that all items were in order and made note of the increase in activity.

TMAPC Action; 6 Members present:

On MOTION of WOODARD the TMAPC voted 6-0-0 (Carnes, Draughon, Horner, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Ballard, Doherty, Harris, Neely, Midget, "absent") to APPROVE the Report of Receipts and Deposits for the month ended August 1991.

Director's Report:

Mr. Lasker informed the Planning Commission the Home Occupation changes are due to go before the City Council for the first reading on Thursday, September 12, 1991.

Mr. Lasker announced the City Council has requested a monthly progress report, in oral and written form, on both INCOG and TMAPC activities. He stated the Planning Commission and INCOG Board will receive copies of reports transmitted to the City Council on a monthly basis.

Mr. Parmele suggested that Ms. Wilson, Budget and Work Program Chairman, receive a copy of the report before it is sent to the City Council for review.

There was discussion as to form, due date, and who would be presenting the report. It was decided that at the monthly work session September 18, 1991 the progress report would be discussed at length.

Mr. Lasker added that a format would be developed for Planning Commission discussion.

Lastly, Mr. Lasker reported Councilor Bartlett has requested the legal department and INCOG staff to review the lot split process. Councilor Bartlett is proposing that all lot splits give a 10 day notice to adjacent property owners. The legal department has transmitted a memo to Councilor Bartlett informing him that if he wishes to pursue this he should ask the City Council to request TMAPC to amend the subdivision regulations. He stated there is a work program item, Subdivision Regulations Amendments, this was not considered and he does not foresee this taking much time or study involved. However, if TMAPC is asked to proceed with this there will have to be a public hearing.

Mr. Parmele interjected that if asked by the City Council to study this item the Planning Commission may wish to respond that the subdivision regulations are being studied.

Ms. Wilson asked if there was a specific problem with the current notification process.

Mr. Lasker responded that no notice is currently given.

Mr. Linker informed the Commission this request was prompted from a lot split where a portion of the street was closed without notice. Many complaints from property owners in the area were received because of this. Councilor Bartlett has been advised this action would hurt the prior approval process.

Mr. Parmele explained that staff was given the authority to sign off on routine lot splits because of closing and title problems, caused by the delay of having to wait for Planning Commission approval.

Mr. Gardner stressed the importance of uniform procedure for a multi-million dollar commercial closing as well as residential. He advised it is not possible to pick and choose which of these instances would receive notice and which would not. If subdivision regulations are met there must be uniform treatment.

Z-6329 Tom Messick (PD-26) (CD-8)

West side of S. Delaware Ave. at 109th Street South

RT to OMH

Mr. Parmele announced a request for continuance had been received from the applicant on Item 7 - Z-6329. The applicant is requesting a two week continuance, to October 9, 1991.

TMAPC Action; 6 Members present:

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Carnes, Draughon, Horner, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Ballard, Doherty, Harris, Neely, Midget, "absent") to CONTINUE Item 7 - Z-6329 until October 9, 1991, at 1:30 p.m. City Council Room, Plaza Level, Civic Center.

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PUD 261-B Johnsen (PUD-18) (CD-8)

(OL, OM, CS)

North & east of the NE/c of Riverside Dr. & E. 71st St South

Mr. Parmele stated that a request for continuance had been received from the applicant on Item 8 - PUD 261-B. The applicant is requesting a continuance to September 25, 1991.

TMAPC Action; 6 Members present:

On MOTION of DRAUGHON the TMAPC voted 6-0-0 (Carnes, Draughon, Horner, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Ballard, Doherty, Harris, Neely, Midget, "absent") to CONTINUE Item 8 - PUD 261-B until September 25, 1991, at 1:30 p.m. City Council Room, Plaza Level, Civic Center.

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PUD 179-C-10 Quist (PD-18) (CD-8)
SE/c of E. 73rd Street South & South Memorial Dr.
(Sit & Sleep Furniture)
Minor amendment for a tent sale.

Request waiver of notification of property owners within 300'
Detail Site Plan for tent location

Staff Recommendation

Mr. Stump informed the Planning Commission this request was received after agendas were prepared and mailed. The applicant is requesting approval of a tent sale without giving notice to adjacent property owners. He was informed that a 10 day notice is normally given to property owners within 300' for a minor amendment. The applicant is requesting this notice requirement be waived and that a minor amendment be granted for a tent sale from October 9, - 27, 1991, at the property, Lot 1, Block 2, El Paseo Addition. This is the southeast corner of 73rd Street and South Memorial Drive. Since the request came in late there is no staff position on this.

Applicant Comment:

Carl Quist, Owner of Sit & Sleep Furniture

Mr. Quist gave a description of the area in which the tent would be erected. The tent sale was held last year and Mr. Quist received certification from the City Permit Department for the sale. This year, following the same process as previously, he was told he had to appear before the Planning Commission for approval.

Mr. Quist indicated food establishments in the vicinity welcomed the tent sale since this attracts customers for their businesses.

He pointed out there were a number of properties in the area which would be difficult to give notification to since they are vacant.

Mr. Quist added, there is sufficient parking in the area and the location is far enough from the road as not to obstruct vision and traffic.

Ms. Wilson asked if this was a yearly event.

Mr. Quist replied that the tent sale is a yearly event. He explained that the business year end was September 30; this sale is to dispose of surplus merchandise. He explained his business would suffer if he were unable to have the tent sale. He reiterated that this was done only once a year to coincide with the business year end.

Mr. Draughon asked if there were any complaints from businesses in the area last year.

Mr. Quist replied that there were no complaints and that the retail businesses were pleased with the additional traffic in the area, especially the food businesses.

TMAPC Action; 8 Members present:

On MOTION of DRAUGHON the TMAPC voted 8-0-0 (Ballard, Carnes, Draughon, Horner, Midget, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Doherty, Harris, Neely, "absent") to APPROVE the minor amendment to allow a tent sale October 9-27, 1991 and waiver of notice and APPROVE the Detail Site Plan to allow a tent sale at SE/c of E. 73rd Street South and South Memorial Drive (Sit & Sleep Furniture).

Mr. Parmele suggested in the future Mr. Quist make application in a timely manner to TMAPC staff and the normal procedure be followed as to notification.

Mr. Midget questioned how to assist Mr. Quist in cutting through the red tape since this is a yearly event.

Mr. Gardner explained the proper procedure required to approve this as an annual event.

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

Date Approved: 9-25-91



Chairman

ATTEST:



Secretary

