

TULSA METROPOLITAN AREA PLANNING COMMISSION SPECIAL MEETING

Tuesday, March 23, 2010, 6:00 p.m.

City Council Chambers

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

| Members Present | Members Absent | Staff Present | Others Present |
|------------------------|-----------------------|----------------------|-----------------------|
| Cantrell | Shivel | Alberty | Boulden, Legal |
| Carnes | | Bates | Councilor Barnes |
| Dix | | Fernandez | Schultz, COT |
| Leighty | | Huntsinger | Warlick, COT |
| Liotta | | Matthews | Coles, COT |
| Marshall | | Sansone | Carr, COT |
| McArtor | | Brierre | Neal, COT |
| Midget | | Domin | Tharp, Cons. |
| Walker | | | |
| Wright | | | |

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Wednesday, March 22, 2010 at 10:14 a.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 Cantrell called the meeting to order at 6:00 p.m.

COMPREHENSIVE PLAN PUBLIC HEARING

THE TULSA METROPOLITAN AREA PLANNING COMMISSION WILL CONSIDER, DISCUSS AND/OR TAKE ACTION ON THE FOLLOWING:

Public hearing to consider adoption of new Comprehensive or Master Plan, or otherwise amend the current Comprehensive or Master Plan, Map and Text relating to that portion of the Tulsa Metropolitan Area within the incorporated limits of the City of Tulsa, Oklahoma. This hearing is a formal continuation of efforts begun under "PLANiTULSA" and is required pursuant to Title 19 Oklahoma Statutes, Section 863.7

Ms. Cantrell read the opening statement and rules of conduct for the Special TMAPC meeting.

Ms. Cantrell gave a brief overview of the previous meeting and time schedule. She indicated that hopefully by the end of April there will be a final decision and transmitted to the City Council by June or July. Ms. Cantrell stated that the Planning Commission is not rushing this procedure, but they are not slowing it down either. The Planning Commission would like to hear from everyone who wishes to speak.

Ms. Cantrell stated that at the last meeting there was concern that perhaps the Planning Commissioners spoke too long and there are a lot of people wishing to speak this evening. It is important that the Planning Commission is respectful of the speakers. Time periods will continue to be flexible, but she would like to keep it at five minutes per speaker.

Susan Neal, Director Community Development/Mayor's Office stated that she has received a great deal of input and believes it is great news. Ms. Neal asked and encouraged the Planning Commission to continue to uphold what has been successful about PLANiTULSA and continue to listen to all opinions. Ms. Neal stated that the City of Tulsa wants a Comprehensive Plan that is quality and captures the citizens' vision.

Consultant's Report:

Janet Tharp, Fregonese Associates, read a letter from John Fregonese and stated that she would be happy to answer any questions.

TMAPC COMMENTS:

In response to Ms. Cantrell, Ms. Tharp stated that small area plans would be used in areas that are changing, have infill opportunities or are in transition.

Ms. Wright requested that some of the terms used are planning jargon and hopefully in the glossary all of this would be simply expressed. Ms. Wright further requested that there be drainage language added relating to overland water, storm and sanitary sewer. She wanted to make sure that her other request for ADA accessibility is better addressed and would like it on the record.

In response to Mr. Marshall, Mr. Boulden stated that he has had some dialogue regarding super-majority votes for changes to the Comprehensive Plan. There is nothing in place right now to allow for this and it would not be appropriate to condition and limit the Comprehensive Plan on some type of super-majority requirement that is not in the Statutes. Mr. Boulden stated that something of this nature would have to be addressed in the Charter.

Mr. Liotta stated that he would like to make sure that the Planning Commission thanks the INCOG staff for being here after 6:00 p.m. at no fault of their own and make this very easy for all of us. Ms. Cantrell concurred.

INTERESTED PARTIES INSUPPORT OF PLANITULSA (AS PRESENTED):

Michael S. Jordan, AIA, President, AIA Eastern Oklahoma, Harwelden Carriage House, 2210-R South Main St, 74114; **Chip Atkins**, 1638 East 17th Place, 74104; **Margaret Leighty**, 1814 South Cheyenne, 74119; **Jim Beach**, 7830 South Louisville, 74136; **Gwen Goff**, 10202 North 115th, Owasso, 74055; **Tommy Pershall**, 1215 South Elgin, #5, 74120; **Michael Reed**, 4601 Starling Court, Sapulpa, 74066; **Brent Isaacs**, 3422 East 75th Place, 74136; **Dave Strader**, 535 South Quebec, 74112; **DeeAnn Paisley**, 1530 South Trenton, 74120; **Russell Burkhardt**, 752 North Denver Avenue, 74106; **Melissa Waller**, 2200 Block of East 38th Street; **Will Wilkins**, 615 North Cheyenne Avenue, 74106; **Christine Booth**, no address given.

INTERESTED PARTIES IN SUPPORT OF PLANITULSA (AMENDED):

Joe Westervelt, 1630 South Boston Avenue, 74119; **Kay Price**, 5815 E. 31st West Avenue, 74107; **Lou Reynolds**, representing St. Johns Hospital, 1923 South Utica Avenue, 74104; **Lou Reynolds**, representing Hillcrest Healthcare System, 1120 South Utica Avenue, 74104; **Gwendolyn Caldwell**, representing Tulsa Chamber, 2 West 2nd Street, 74103;

INTERESTED PARTIES (undetermined):

James Alexander, 431 East Ute Street, 74106.

INTERESTED PARTIES COMMENTS:

Bob Sober, Citizen Team Chairman, stated that he wanted to clarify the role of the citizens' team, which was a wonderful group of people to work with. The teams have been advisors to the consultants while going through the process. The team wrote the "Guiding Principles" and it was used in the decision-making process.

Mr. Sober stated that he doesn't want to leave the Planning Commission with the impression that the citizens' team wrote the plan. The words in the plan were not generated by the citizens' team, but the teams participated, advised and were heavily involved in the preparation of the plan. The citizen teams were made up of a diverse group of people and it was difficult to reach a single conclusion. He encouraged the Planning Commission to accept the plan as a product of an open process.

Mr. Sober stated that the spirit of the plan was not about cutting people off. Draft plans were published and encouraged to seek feedback from the public. It wouldn't be proper or in the spirit of the plan to not seriously look at those comments.

Mr. Sober stated that the goal was to create a shared vision, and "shared" is the most important word. In the end it is necessary to have a plan that is owned by

everyone. Everyone should be able to stand up and say that this plan represents "me".

TMAPC COMMENTS:

Mr. Liotta stated that when courage is displayed it should be recognized and he was impressed with Mr. Sober's comments and his willingness to tell the truth tonight about his view of how things were put together. He thanked Mr. Sober. Mr. Leighty and Ms. Wright concurred.

TMAPC Review:

Ms. Cantrell stated that there are no more speakers wishing to speak and the Planning Commission will need to make a decision on what the next step will be.

After a lengthy discussion the Planning Commission continued the public hearing to April 28, 2010 at 1:30 p.m. and directed staff to schedule a special meeting at March 31, 2010 at 1:30 p.m. at City Hall. Comments from the public will no longer be discussed until the April 28th meeting; however, comments can continue to be submitted until that time.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, TMAPC voted **10-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Shivel "absent") to **CONTINUE** the public hearing to April 28, 2010 at 1:30 p.m. and schedule and post for a special meeting on March 31, 2010 at 1:30 p.m. at City Hall, City Council Chamber.

There being no further business, the Chair declared the meeting adjourned at 8:57p.m.

Date Approved:

7/6/10
Michelle Cantrell
Chairman

ATTEST: Philip E. Marshall
ACTING Secretary

