



City of Broken Arrow

Minutes

Planning Commission

Robert Goranson Chairman
Jason Coan Vice Chairman
Jaylee Klempa Commissioner
Jonathan Townsend Commissioner
Mindy Payne Commissioner

City of Broken Arrow
220 South 1st Street
Broken Arrow, OK
74012

Thursday, October 9, 2025

5:30 p.m.

Council Chambers

1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:30 p.m.

2. Roll Call

Present: 4 - Mindy Payne, Jason Coan, Robert Goranson, Jonathan Towsend (arrived at 5:37 p.m.)
Absent: 1 - Jaylee Klempa

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 25-1430 Approval of Planning Commission meeting minutes of September 25, 2025
- B. 25-1434 Approval of LOT-002400-2025 Glowacki Lot Split, approximately 5 acres, 1 lot to 4 lots, RMH (Residential Mobile Home), located one-half mile south of Dearborn Street (41st Street), one-quarter mile east of 37th Street (209th E. Avenue)
- C. 25-1445 Approval of PT-002421-2025|PR-000629-2024, Conditional Final Plat, Oklahoma IOS Land Company, approximately 40.14 acres, 2 Lots, IL (Industrial Light)/PUD-001785-2024, located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)
- D. 25-1446 Approval of LOT-002416-2025, Broadway Builds Lot Split, 1 lot to 2 lots, 0.32 acres, RS (Single-Family Residential), located one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (Lynn Lane Road)

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne

Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 3 - Mindy Payne, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

- A. 25-1444 Public hearing, consideration, and possible action regarding BAZ-002331-2025 (Rezoning), 520 E Washington Street, 2.42 acres, AG (Agricultural) to CN (Commercial Neighborhood), located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

Jose Jimenez, Planner II, presented Item 25-1444. The rezoning request BAZ 2331-2025 concerns 520 East Washington Street, a 2.42-acre parcel proposed to change from Agricultural (AG) to Commercial Neighborhood (CN) zoning. The site lies on the northwest corner of Washington Street and 9th Street and is currently unplatted.

The Comprehensive Plan designation was recently amended from Level 3 to Level 4 to align with this commercial rezoning proposal. Surrounding land uses include multifamily residential, agricultural, single-family residential, and a place of assembly. According to FEMA's National Flood Hazard Layer, no part of the property lies within the 100-year floodplain.

Given its location at the intersection of two arterial streets and its compatibility with the updated Comprehensive Plan, city staff recommended approval of the rezoning, subject to the property being platted prior to development proceeding.

Edna Osborne of 2301 South 7th Street, Broken Arrow, stated that she received two letters regarding the rezoning case BAZ 002331-2025 and is unsure how it affects her. She explained past issues with misdirected mail and Social Security mix-ups following her husband's death in 2008, which left her concerned about possible identity theft. Having maintained her mortgage alone for 19 years, she emphasized her commitment to her home and inquired about how the city's rezoning actions might personally affect her property.

During the discussion, commission members explained to Ms. Osborne that the nearby property at issue would be changed from Agricultural (AG) to Commercial Neighborhood (CN) zoning, which typically allows small-scale professional or service uses—such as doctors' offices, accountants, banks, or similar low-impact businesses. They clarified that large commercial operations, such as malls, would not be permitted, and any restaurant would require an additional conditional-use permit and review.

Ms. Osborne asked if she needed a lawyer and expressed concern about the project's impact, citing heavy traffic, noise, and a past incident in which a speeding truck had crashed through her fence. She also expressed concerns about the street widening bringing traffic closer to her home and requested consideration of installing speed bumps or noise barriers. Staff responded that the city's Engineering Department would evaluate such issues during the street improvement process and that the proposed zoning is considered the most compatible option for her area. When Ms. Osborne asked whether the rezoning would result in higher property taxes, staff said they were unsure.

Toby Lynne Robinson of 2308 South 7th Street voiced concern about the zoning proposal for the nearby property, explaining that while some allowed uses under Commercial Neighborhood (CN)—such as doctor's offices or a museum—seem appropriate, others listed as permitted, including alcoholic beverage retail sales and marijuana retail sales, are troubling given the surrounding residential neighborhoods. Robinson emphasized that the area consists entirely of homes and said it's concerning that such uses are automatically permitted rather than conditional. She asked whether the city could exempt those specific uses or take steps to prevent them, noting uncertainty about what types of businesses would actually occupy the site.

Planning Commission members discussed Mr. Robinson's concerns regarding the rezoning of 2.42 acres at the intersection of Washington and 9th Streets from Agricultural (AG) to Commercial Neighborhood (CN). Mr. Robinson said most potential CN uses were acceptable but objected to permitted alcoholic beverage and marijuana retail sales, citing safety and neighborhood character issues near Oak Crest Elementary School. Commissioners explained that, because the applicant requested straight zoning, they could not exclude individual uses; instead, limitations would require a Planned Unit Development (PUD). Staff noted that marijuana dispensaries must be at least 1,000 feet from schools, as mandated by state law, and that this site is roughly 1,800 feet away, making such a business permissible. Alcohol sales are restricted to 300 feet from schools under state alcohol regulations.

Officials added that the applicant was not present and no specific plans had been submitted, meaning the zoning change would only establish allowable categories, not guarantee any particular development. Members acknowledged the uncertainty but noted that the proposed zoning aligns with the Comprehensive Plan and neighboring commercial uses.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne
Move to Approve Item 25-1444 - BAZ-002331-2025 (Rezoning), 520 E Washington Street, 2.42 acres, AG (Agricultural) to CN (Commercial Neighborhood), located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jason Coan, Robert Goranson, Jonathan Townsend

- B. 25-1453 Public hearing, consideration, and possible action regarding BAZ-002310-2025 (Rezoning), SWC Kenosha & Oneta, 7.5 acres, CG (Commercial General) to CH (Commercial Heavy), located at the southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. Avenue)**

Mackenzie Hackett, Staff Planner, presented Item 25-1453, concerning approximately 7.5 acres at the southwest corner of Kenosha Street and Oneta Road, proposed to change from Commercial General (CG) to Commercial Heavy (CH). The site will have access from both Kenosha to the north and Oneta to the east. A corresponding Comprehensive Plan amendment—from Level 4 (Commercial and Employment Nodes) to Level 6 (Regional Commercial and Employment)—was previously approved by the Planning Commission on September 25, 2025, and adopted by the City Council on October 7, 2025.

Comprehensive Plan Level 6 supports CH zoning, and FEMA maps indicate that no part of the property is located within the 100-year floodplain. Considering its location and surrounding

land uses, city staff recommended approval of the rezoning, subject to the property being platted prior to development proceeding.

Applicant Mark Grubbs, representing the rezoning request, explained that the Comprehensive Plan amendment for the site had been fast-tracked to expedite the zoning case's consideration by the Planning Commission, following an earlier scheduling delay. He noted that the purpose of the Commercial Heavy (CH) rezoning is limited to reducing the required frontage minimum from 200 feet to 100 feet, which CH zoning permits. Grubbs stated that during the pre-development meeting, city staff advised pursuing straight zoning rather than a Planned Unit Development (PUD), as the only modification sought was a frontage adjustment.

Commissioners inquired about the types of businesses planned for the site. Mr. Grubbs replied that the development is expected to include retail and restaurant uses, which are the primary interests currently under discussion for the property. It was commented that, as a nearby resident, they welcomed development in the area and felt it was ready to move forward. Mr. Grubbs added that they had already begun the platting process and were prepared to proceed quickly if the rezoning is approved.

Ashley Ray of 7272 S 240th E Ave neither supports nor opposes the rezoning but raises three concerns as a nearby resident: existing severe neighborhood flooding that could worsen with development, the visual impact of viewing the back of a strip mall, and a request for a privacy fence, and potential noise and light pollution—especially bright signage shining into yards and windows. She asks that any project address drainage, screening, and lighting to respect adjacent homes.

Commissioners addressed Ms. Ray's concerns, noting that because this is a straight rezoning rather than a PUD, the city cannot add custom conditions. However, existing Commercial Heavy (CH) zoning regulations already cover issues such as light shielding and overflow prevention.

They explained that while the site currently lacks controlled runoff, the upcoming development will include on-site stormwater detention, likely near the fire station, which should improve drainage. Regarding screening, commissioners inquired about the requirements when residential property abuts commercial zoning, and a staff member confirmed that some form of screening or landscaping is required, potentially including a fence or landscape buffer.

They discussed whether the parcel has double frontage due to the residential street behind it, which would trigger additional landscaping requirements under city code. Payne emphasized that any new development must comply with the city's zoning and landscaping ordinances. Staff will monitor these standards during site development to address flooding, lighting, and visual impacts on nearby homes.

MOTION: A motion was made by Mindy Payne, seconded by Jonathan Townsend
Move to Approve Item 25-1453 BAZ-002310-2025 (Rezoning), SWC Kenosha & Oneta, 7.5 acres, CG (Commercial General) to CH (Commercial Heavy), located at the southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. Avenue)

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jason Coan, Robert Goranson, Jonathan Townsend

- C. 25-1450 **Public hearing, consideration, and possible action regarding PUD-002428-2025 (Planned Unit Development) and BAZ-002425-2025 (rezoning), Tower Corner, AG (Agricultural) to CG (Commercial General) PUD-002428-2025, 11.34 acres, Comprehensive Plan Level 4, generally located on the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)**

Mackenzie Hackett, Staff Planner, presented Item 25-1450 PUD-002428-2025 and BAZ-002425-2025 concern an 11.34-acre property at the northeast corner of New Orleans Street and 9th Street, owned by the Broken Arrow Municipal Authority rather than the City itself. The request seeks to rezone the site from Agricultural (AG) to Commercial General (CG) and to establish a Planned Unit Development (PUD) to accommodate two distinct areas:

Development Area A will contain a water tower. It will have zero-foot lot frontage, allow only minor utility facilities, require no landscaping or parking, and permit 100 percent metal facades with chain-link or other utilitarian fencing.

Development Area B will support future commercial development, featuring a minimum 100-foot lot frontage and access restrictions that require any driveway onto Lynn Lane to be at least 300 feet from the arterial intersection (an increase from the standard 250 feet due to an existing culvert).

Because the Comprehensive Plan Level 4 designation supports commercial uses, city staff recommended approval of both the PUD and rezoning, contingent on the property being platted prior to development.

During the discussion of the Tower Corner PUD and rezoning, it was confirmed with staff members that Development Area A, designated for the water tower, would have access only from Lynn Lane, as it has zero-foot frontage, consisting only of the driveway width. No landscaping is required for that portion. The PUD deviations mainly apply to Development Area B, the future commercial section, where the only variation is the minimum 100-foot lot frontage—a common recent request.

When questioned why a PUD was being approved before the Broken Arrow Municipal Authority sells the property, staff clarified that the PUD is necessary to allow the lot split, as the north parcel for the water tower has almost no frontage. The commercial tract (Area B) will be subject to standard Commercial General zoning, unless amended later. Any future PUD changes would also require approval from the Planning Commission.

Commission members asked about project phasing, wondering if the construction of the water tower could delay the commercial portion. Staff explained that the water tower is already under construction and will not affect or delay future commercial development, which will proceed when the authority determines how to sell or subdivide the remaining land.

Madison Lovelle, who lives with her husband at 1000 South Lynn Lane, spoke in opposition to the Tower Corner project, noting that their home sits directly across from the new water tower now under construction. She expressed frustration with the tower's appearance. She asked a procedural question: why the rezoning for the site was only now being considered by the Planning Commission when construction had already begun, implying concern that the city or authority had moved forward without obtaining the necessary approvals first.

Planning staff clarified that the tower's construction was already permitted under its existing agricultural zoning and that the rezoning and PUD under review were for future commercial development on the adjacent property, not for the tower itself.

Ms. Lovelle raised multiple questions about site access, noting that the current construction entrance sits across from her property. Staff explained that the 300-foot setback mentioned in the documents applies only to the future commercial drive, not the tower access, which is about 550 feet north of the intersection. Officials stated that the tower access drive will not be a public road, but rather a gated road for city utility use, and that a pole gate could be added to the PUD recommendation.

She also described severe drainage and debris issues resulting from the water tower project, stating that runoff had flowed onto her land and pond, prompting a complaint to the DEQ and a delay in the corrective pond installation. The commission advised her to contact City Engineering (Pat Wilson) and Construction (Mr. Schwab) directly for on-site review. They clarified that future development on the site will require complete stormwater and traffic engineering studies to prevent further runoff or traffic impacts. Ms. Lovelle confirmed that her concerns would be shared with the City Council, and the commissioners agreed to include the gated access recommendation when forwarding the case for approval.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to Approve Item 25-1450 PUD-002428-2025 with the addition of a pole gate (Planned Unit Development) and BAZ-002425-2025 (rezoning), Tower Corner, AG (Agricultural) to CG (Commercial General) PUD-002428-2025, 11.34 acres, Comprehensive Plan Level 4, generally located on the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jason Coan, Robert Goranson, Jonathan Townsend

7. Appeals - NONE

8. General Commission Business - NONE

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

Rocky Henkel, Director of Community Development, gave an update on the Downtown Master Plan. Commissioner Jonathan Townsend commented on the state of the medical marijuana industry and inquired about the number of permits that had been issued. Chairman Robert Goranson asked about the number of short-term rentals; Mr. Henkel provided an update on the numbers, noting an increase in citizen complaints. Commissioner Jason Coan inquired about the conflict between the City issuing a permit for short-term rentals and the HOA

covenants that disallow it.

10. Adjournment

The meeting was adjourned at 6:27 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne
Move to Adjourn

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jason Coan, Robert Goranson, Jonathan Townsend