



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, April 10, 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: 5 - Mindy Payne, Jaylee Klempa, Robert Goranson, Jason Coan, Jonathan Townsend

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 25-479 Approval of Planning Commission meeting minutes of March 27, 2025
- B. 25-311 Approval of PT-002021-2025|PR-000332-2023, Conditional Final Plat, Peak at Broken Arrow Addition, approximately 14.16 acres, 6 Lots, CH (Commercial Heavy), located approximately one-third mile south of Florence Street (111th Street), and west of Aspen Avenue (145th East Avenue)
- C. 25-489 Approval of PT-001923-2024 | PR-000171-2023, Conditional Final Plat, Timber Ridge Business Park Amended, 14.03 acres, IL/PUD- 000723-2023, one-half mile west of Evans Road (225th East Avenue), south of Kenosha Street (71st Street)
- D. 25-490 Approval of PR-000741-2025|PT-002068-2025, Conditional Final Plat, Brook Chase Phase III, 28.67 acres, 113 Lots, RS-4 (Single Family Residential), located one-quarter mile north of Washington Street (91st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa

Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jaylee Klempa, Robert Goranson, Jason Coan, Jonathan Townsend

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings - NONE

7. Appeals - NONE

8. General Commission Business

- A. 25-393 Consideration, discussion, and possible approval of a variance to section 5.1 of the Land Subdivision Code for Timber Ridge Business Park, approximately 3.08 acres, IL (Industrial Light)/PUD-259, located one half mile west of Evans Road (225th East Avenue) and south of Kenosha Street (71st Street)

Henry Bibelheimer, Planner II, presented Item 25-393, a variance to Section 5.1 of the Land Subdivision Code for Timber Ridge Business Park, a 3.08-acre undeveloped property zoned IL and PUD 259, located west of Evans Road and south of Kenosha Street. The applicant seeks to divide the original platted Lot 1, Block 1, into four tracts, which exceeds the code's three-lot limit without exemption. Although a formal lot split application has not yet been submitted, the applicant intends to do so in alignment with the proposed exhibit. Staff recommends approval of the variance.

Further discussion clarified that although the applicant is requesting a variance to allow four lot splits instead of the standard three, this will not create non-compliant lots or restrict future

access. The plat currently limits access along Kenosha Street but may be adjusted later with a change of access application, and mutual access across the lots to 45th Place will be required. Track D will also have access via 45th Place to the south. Staff confirmed that necessary easements for utilities and mutual access could be addressed during the formal lot split process. The original three-lot limit was implemented to prevent uncontrolled subdivisions of large parcels, which complicated utility service. Still, staff acknowledged that the number was somewhat arbitrary and that exceptions like this are anticipated. Due to the property being already platted and serviced, requiring a replat for one extra lot is unnecessary, and approval of the variance was supported.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to Approve Item 25-393, a variance to section 5.1 of the Land Subdivision Code for Timber Ridge Business Park, approximately 3.08 acres, IL (Industrial Light)/PUD-259, located one half mile west of Evans Road (225th East Avenue) and south of Kenosha Street (71st Street)

The motion carried by the following vote:

Aye: 5 -

Mindy Payne, Jaylee Klempa, Robert Goranson, Jason Coan, Jonathan Townsend

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

Farhad Daroga, Placemaking Manager, provided an update regarding the Gold Plan public meeting, which is scheduled for Wednesday, April 23, at 5:30 p.m. at the Public Safety Complex. This is a continuation of the regional project last discussed in a meeting held several months ago. The project is part of a ten-year update cycle managed by INCOG, with the current update building on the 2014 version. The upcoming meeting will include public input, discussion, and review of the ongoing work. There was a correction noting the meeting is on April 23, despite an initial mention of April 27.

The upcoming Gold Plan public meeting on April 23 is connected to an ongoing regional survey, which remains open for public participation. Preliminary survey results will be shared at the meeting. While a bond issue meeting had been held the previous day, it is unlikely to conflict with this one, although council members may be attending a separate event at the state capitol that day. The public meeting will function as an open house focused on multimodal transportation planning, particularly pedestrian and trail systems within the Tulsa metropolitan area, with a spotlight on the Broken Arrow section. Maps and materials will illustrate existing trails, sidewalk gaps, and areas of concern. Specific attention will be given to the Liberty Trail and its current reach, including connections to NSU and potential future links to the Events Park and beyond. Although the primary focus is Tulsa County, Wagoner County elements, including trail extensions north of NSU, will also be addressed. However, challenges like major roadway crossings remain under review by the consulting team.

Amanda Yamaguchi, Planning and Development Manager, stated the Planning Commission meeting on April 24 will serve as the public hearing for the updated zoning ordinance. A clean version of the entire document will be shared with commissioners by the day after this meeting, along with an optional redline version for those who request it. However, distribution may occur outside of email. While there haven't been significant changes since the last review, the delay in adoption prompted staff to bring it back to public hearing to ensure transparency. Additionally, it was noted that this meeting will be Henry Bibelheimer's last with the Planning Commission.

Staff plans to include a link to the updated zoning ordinance in the upcoming Planning Commission packet due to the document's length, along with a chapter-by-chapter presentation highlighting key changes. While most content will be familiar, this serves as a refresher and will illustrate the differences between the current and proposed zoning codes. Commissioners expressed interest in better understanding how new zoning classifications like RSC (Conservation) and RSP (Preservation) would appear in future applications. Staff noted that recent PUDs have mirrored these classifications, offering some early exposure, and promised to provide a side-by-side comparison chart aligning the old and new zoning categories, including visuals to aid clarity. The ordinance update fulfills a 2019 comprehensive plan recommendation, and a minor plan amendment will be presented concurrently to align naming conventions, not to introduce significant policy shifts. Zoning map updates are already underway but won't go public until after ordinance adoption. Once effective—tentatively around June or July—new maps and zoning names will be reflected in standard case materials for future applications.

10. Adjournment

The meeting adjourned at 5:53 p.m.

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

Aye: 5 - **The motion carried by the following vote:**
Mindy Payne, Jaylee Klempa, Robert Goranson, Jason Coan, Jonathan Townsend