



City of Broken Arrow
Minutes
Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

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

Thursday, October 10, 2024	Time 5:30 p.m.	Council Chambers
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1. Call to Order

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

2. Roll Call

Present: 4 - Robert Goranson, Jason Coan, Jaylee Klempa, Mindy Payne
Absent: 1 - Jonathan Townsend

3. Old Business

A. 24-1385 Approval of PR-000135-2022|PT-001717-2024, Park Place III, Conditional Final Plat, 17.09 acres, 75 lots, A-1 (Agricultural) and RS-3 (Single Family Residential)/PUD-304 (Planned Unit Development), approximately one-quarter mile north of Kenosha Street (71st Street), directly east of Midway Road (257th Avenue/79th E. Avenue)

The item discussed is the approval of PR-000135-2022 PT-001717-2024 Park Place III Conditional Final Plat, which covers 17.09 acres with 75 lots for a single-family development. The property is located approximately a quarter mile north of Kenosha Street and east of Midway Road. It is zoned RS-3 with a PUD-304 overlay, and the plat meets the requirements outlined in the PUD.

One of the lots has been designated as a drainage easement, and primary access to the development is through Midway Road via Oakland Street, with a stub street at the end. According to FEMA maps, the development is not located within the 100-year floodplain. Water service will come from Rural District Number 4, and sanitary service will be provided by the City of Broken Arrow.

The Technical Advisory Committee reviewed the proposal on September 17, and staff recommends approval of the plat, subject to staff comments.

Commissioner Mindy Payne raised a concern about language in the fence regulations, specifically requiring all fences to be installed by a "professional installer." She questioned what "professional installer" means and expressed discomfort with the idea that homeowners would need committee approval to choose who can build their fence. She highlighted that in Oklahoma if a fence were to blow down, homeowners would face delays in getting approval from the committee to select an installer, which she felt was problematic.

Taylor Lindley, a representative for the applicant, discussed HOA fencing standards and the requirement for professional installation. HOA representatives and homeowners are debating conformity and quality in fencing. While most agree on using specific materials and styles (e.g., no chain-link or hog wire), some homeowners feel restricted by rules mandating a professional installer. One homeowner points out that in emergencies, like storm damage, they want the freedom to install a replacement without waiting for committee approval, especially if they or their spouse have the skills to install it.

The proposal includes potentially removing the "professional installer" requirement, allowing homeowners to repair or replace fences in emergencies with a condition for retroactive committee approval. The suggestion is to add a provision that permits homeowners to replace fencing without pre-approval if damage occurs, as long as it matches the original style. This change would only apply to the current phase and wouldn't affect previous phases approved with the original standards.

MOTION: A motion was made by Jason Coan to approve Item 3A contingent upon the changes made in the fencing portion of the restrictive covenants of the plat per staff recommendations, seconded by Mindy Payne.

Move to approve

The motion carried by the following vote:

Aye: 4 - Jason Coan, Robert Goranson, Jaylee Klempa, Mindy Payne

4. Consideration of Consent Agenda

- A. 24-1394 Approval of Planning Commission meeting minutes of August 22, 2024**
- B. 24-1383 Approval of PR-000767-2024 request for Zoning Ordinance variance chapter 5.8.G.1 Building Facades, Bank of Oklahoma, 1.20 acres, located directly east of 9th Street (177th Avenue/Lynn Lane Road), one-third mile north of Kenosha Street (71st Street)**
- C. 24-1387 Approval of LOT-001723-2024, Floral Haven Lot Consolidation, 2 lots to 1 lot, 59 acres, A-1/SP-001335-2024, north of West Kenosha Street (East 71st Street South), and one-quarter mile west of South Olive Avenue (South 129th East Avenue)**

Commissioner Jaylee Klempa pulled Item 4B for further discussion.

MOTION: A motion was made by Robert Goranson to approve Consent Agenda minus Item 4B, seconded by Jaylee Klempa.

Move to approve

The motion carried by the following vote:

Aye: 4 Jason Coan, Robert Goranson, Jaylee Klempa, Mindy Payne

5. Consideration of Items Removed from Consent Agenda

Item 4 B – A staff member informed the council that the request concerns a zoning ordinance variance (PR-000767-2024) for the Bank of Oklahoma, located on a 1.2-acre parcel east of 9th Street and north of Kenosha. The bank seeks approval to use additional exterior materials for remodeling its 5,558-square-foot facade facing 9th Street. According to the zoning ordinance, facades facing public streets must use materials like masonry, concrete, or stucco, but the planning commission can approve other materials, including metal and wood. The bank proposes a mix of metal, masonry, brick, and curtain wall for its remodel, and staff recommends approving the variance as requested.

Commissioner Jaylee Klempa discussed a proposed metal wall panel for a building facade, including a wood-look panel and a ribbed, charcoal-colored panel. Unlike the disliked corrugated style, this ribbed panel has a more refined appearance, similar to a design at another location on Main Street. Commissioner Klempa is comfortable with the look but suggests that everyone review it and agree if it fits aesthetically.

Further discussion concerns a minor facade update for a Bank of Oklahoma building. The current red brick exterior will be painted white, with black metal panels covering stone columns and adding wood-metal accents. The commission generally approves, particularly noting the quality of the ribbed metal panel, which avoids the problematic corrugated style from past projects. The group agrees to review all future facade changes involving metal siding in general business rather than consent agendas to ensure quality control. They note that the update will positively impact the busy intersection's appearance.

MOTION: A motion to approve item 4B. 24-1383 per staff recommendation was made by Jaylee Klempa, seconded by Jason Coan.

Move to approve

The motion carried by the following vote:

Aye: 4 Jason Coan, Robert Goranson, Jaylee Klempa, Mindy Payne

6. Public Hearings

The commission discussed BAZ-001744-2024. It proposes to rezone a 14-acre property from A-1 (Agricultural) to CH (Commercial Heavy). Located north of Tucson Street, west of Aspen Avenue, and near the Creek Turnpike, this unplatted land will have access from Aspen Avenue and Norfolk Drive, which is planned as a future frontage road. The rezoning aligns with the Comprehensive Plan, which designates this area as Level 6, suitable for commercial use. FEMA maps confirm it is outside the 100-year floodplain. Staff recommends approval, contingent on platting. Clarifications included updating surrounding property descriptions to reflect new developments like Chick-fil-A and Panda Express.

Alex Lengyel from Peak Development discussed their purchase of property from the EDC, expressing enthusiasm about upcoming tenants and collaboration on road construction to extend Norfolk, which will divide the site. They are still finalizing the site plan, working around the land's topography and proximity to the creek to maximize usable space. A lighthearted mention of blackberries on the property added a friendly note, with a shared interest in seeing the development progress.

Chairman Robert Goranson closed public hearing.

MOTION: A motion to approve item 6A per staff recommendation was made by Mindy Payne, seconded by Jaylee Klempa
Move to approve
The motion carried by the following vote:
Aye: 4 Jason Coan, Robert Goranson, Jaylee Klempa, Mindy Payne

7.Appeals - NONE

8.General Commission Business - NONE

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

Jason Coan inquired if he was correct in his earlier statements and was told yes. The discussion further covered several topics, primarily around zoning law changes and committee updates:

Restrictive Covenant Statute: Confirmation was given that a new state statute effective November 1st will set requirements for amending restrictive covenants based on their age—requiring 70% approval if in place for 10 years and 60% for those 15 years or older. The statute requires that 60% of lot owners agree to an amendment, but a proxy can count toward this number.

City Hall Committee Update: Members requested an update on the City Hall project, noting that it hasn't yet reached the City Council for review. Farhad Daroga explained the committee hasn't met recently but plans to convene before the next Council step. Members recalled that in past meetings, updates were provided to the Planning Commission and suggested the same for the current project.

The session concluded with a commitment to follow up on City Hall's meeting schedule and progress.

10. Adjournment

MOTION: A motion was made by Robert Goranson to adjourn, seconded by Mindy Payne.
Move to adjourn
The motion carried by the following vote:
Aye: 5 - Jason Coan, Robert Goranson, Jaylee Klempa, Mindy Payne

The meeting adjourned at approximately 6:00 p.m.

Mayor

City Clerk