



City of Broken Arrow

Minutes

Planning Commission

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

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

Thursday, July 23, 2026	5:30 p.m.	Council Chambers
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1. Call to Order

Chairman Jason Coan called the meeting to order at 5:30 p.m.

2. Roll Call

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

3. Old Business - NONE

4. Consideration of Consent Agenda

A. 26-1125 Approval of Planning Commission meeting minutes of July 9, 2026

B. 26-1113 Approval of PT-002741-2026 | PR-000899-2026, Conditional Final Plat, The Grove I, 33.66 acres, 105 lots, A-1 (Agricultural) to RS-3 (Single-Family Residential) via BAZ-001459-2024, located south of Jasper Street (131st Street), west of 23rd Street (193rd E Avenue/County Line Road)

Chairman Coan stated that the commission would pull item 4B from the consent agenda.

MOTION: A motion to approve was introduced by Jonathan Townsend, seconded by Jaylee Klempa.

Move to Approve Consent agenda item 4A,

The motion carried by the following vote:

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

5. Consideration of Items Removed from Consent Agenda

A. 26-1109 Approval of PT-002741-2026 | PR-000899-2026, Conditional Final Plat, The Grove I, 33.66 acres, 105 lots, A-1 (Agricultural) to RS-3 (Single-Family Residential) via BAZ-001459-2024, located south of Jasper Street (131st Street), west of 23rd Street (193rd E Avenue/County Line Road)

Jane Wyrick Presented item 4B. During this city council meeting of September 17th, 2024 for the rezoning of this property, it was noted that a traffic impact analysis would be performed for this development. Staff has received the results of the traffic impact analysis. in conjunction with this conditional final plat, and it is included as an attachment to the staff report. The conclusion of the study showed that traffic would remain acceptable during Phases One and Two but would not be acceptable or would operate below acceptable levels during phase three.

Chairman Coan's questions regarding this item were addressed by the staff presentation.

MOTION: A motion to approve was introduced by Mindy Payne, seconded by Jaylee Klempa

Move to Approve item 26-1109

The motion carried by the following vote:

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

6. Public Hearings

A. 26-1109 Withdraw PUD-002941-2026, Planned Unit Development Major Amendment to PUD-28, 807 W Houston Street, 8.06 acres, located south and west of the intersection of Houston Street (81st Street) and Elm Place (161st E. Avenue)

Jane Wyrick informed the Planning Commission that the applicant requested to withdraw this item.

No action was taken.

B. 26-1127 Public hearing, consideration, and possible action regarding PUD-002918-2026 (Planned Unit Development), major amendment to PUD-111, 7Brew Kenosha, 0.70 acres, CG (Commercial General), located north of West Kenosha Street (71st Street) and west of South Aspen Avenue (145th E Ave)

Jose Jimenez, Planner II presented this item. The request would modify parking standards from the required seven employee parking spaces and 31 customer parking spaces to require solely the seven employee parking spaces. Seven Brew, a quick beverage facility, operates solely as a drive-through business with no indoor or outdoor seating. Based upon the location of the property and the surrounding land uses, staff recommend PUD-002918-2026 be recommended for approval to the Broken Arrow City Council.

Applicant Charles Mantione, of Crafton Tull addressed the council regarding questions of traffic stacking and the intentional use of space regarding the Seven Brew business model.

There were no public comments for this item.

MOTION: A motion to approve was introduced by Jaylee Klempa, seconded by Mindy Payne.

Move to approve item 26-1127

The Motion carried the following vote:

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

C. 26-1145 Public hearing, consideration, and possible action regarding PUD-002951-2026 (Planned Unit Development), Salt Dome, 1.09 acres, AG (Agricultural), one-half mile south of Kenosha Street (71st Street), east of 23rd Street (193rd E Ave/County Line Road), at the northeast corner of 23rd Street and E College Street

Jane Wyrick, presented this item. The applicant, represented by Shannon Marshall and the City of Broken Arrow, is planning for the vinyl fabric to be green in color to blend better with the environment. It is strictly a municipal facility intended to address roadway safety during icing conditions and will only be used a limited number of days per year depending on when the winter storms occur. Fencing is proposed to be chain link or similar non-opaque material. Due to the site constraints after accounting for this salt dome. This request satisfies items two and five of that section and that the site is atypical and that it is small and has an irregular shape with limited access. Locating the salt dome to a more central location in the city will provide a public benefit in that salt trucks will be able to service roadways in a timelier manner. And then number five, the use of the site as a salt dome is an accessory used to the right-of-way and will aid in providing safe travel on rights-of-way during icing conditions and will support the city's overall infrastructure.

There were no public comments for this item.

MOTION: A motion to approve was introduced by Robert Goranson, seconded by Johnathan Townsend

Move to approve item

The Motion carried the following vote:

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

D. 26-1119 Public hearing, consideration, and possible action regarding BAZ-002954-2026 (Rezoning), Tucson28, 33.92 acres, AG (Agricultural) to CG (Commercial General), located at the northwest corner of the intersection of Tucson Street (121st Street) and Aspen Avenue (145th E Avenue)

Jane Wyrick presented this item to the Planning Commission. this current request includes both that lot and the overall area. Transportation plan for the Broken Arrow Next Comprehensive Plan identifies a future frontage road along the south side of the creek turnpike in the vicinity of this property. Other properties to the west of this site have either dedicated 80 feet of right-of-way or will be dedicating additional right-of-way for the frontage road as part of their plotting process. This project will also be required to dedicate the right-of-way for the frontage road.

Steve Walman, of Walman Commercial Real Estate spoke to the commission as the applicant.

He described the vision as a way to create something a little softer than hard boxes. This is an impression point into the city, in my opinion, is an impression point into South Broken Arrow. And I think it would be well served by something more neighborhood, Tiger Hill type and quality services, restaurants, those type of services to the community.

There were no public comments.

MOTION: A motion to approve was introduced by Mindy Payne, seconded by Jaylee Klempa.

Move to approve item 26-1119

The Motion carried the following vote:

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

- E. 26-1134 Public hearing, consideration, and possible action regarding PUD-002953-2026 and BAZ-002952-2026, Creekside Commercial, 101.90 acres, AG (Agricultural) and CH (Commercial Heavy) to CH (Commercial Heavy), IL (Industrial light), RMF (Residential multifamily), and RS-C (Single-family residential - Compact), located south of East Kenosha Street (71st Street), north of East Houston Street (81st Street), one-half mile east of 37th Street (209th E Ave), and along the east boundary of the Creek Turnpike (SH-364)**

Jose Jimenez, Planner II introduced this item to the Planning Commission. Based upon the location of the property, surrounding land uses, existing and planned transportation infrastructure, Mr. Jimenez reported that staff recommends that PUD-002953-2026 and BAZ-002952-2026 be recommended for approval.

On behalf of the applicant, Nicole Watts of Wallace Design Center answered questions regarding the agenda item.

MOTION: A motion to approve was introduced by Jason Coan seconded by Jaylee Klempa.

Move to approve item 26-1134 with additional criteria that sidewalk escrow be provided along 81st streets and building heights be limited to 10 stories.

The Motion carried the following vote:

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

7. Appeals - NONE

8. General Commission Business – NONE

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

Mindy Payne asked for follow-up information regarding semi-truck parking along Elder Place.

10. Adjournment

The meeting was adjourned at 6:41 p.m.

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

Move to Adjourn

The motion carried by the following vote:

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