



City of Broken Arrow
Planning Commission
Minutes

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

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

Thursday, March 12, 2026

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

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 26-385** **Approval of Planning Commission meeting minutes of February 26, 2026**
- B. 26-340** **Approve LOT-002528-2025, Daniel & April Glowacki, Lot Split 1.14 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), approximately one-half mile south of Dearborn Street (41st Street) and one-half mile east of 37th Street (209th East Avenue)**
- C. 26-386** **Approval of PR-000101-2022 | PT-002659-2026, Conditional Final Plat, RoseWood Village, 4.49 acres, RM (Residential Multifamily), and PUD-000737-2023, located approximately one-fourth of a mile north of Houston Street (81st Street) and one-eighth of a mile east of Aspen Avenue (145th East Avenue)**
- D. 26-387** **Approval of PT-002629-2026|PR-000089-2022, Conditional Final Plat, The Enclave at Southern Trails, 20.49 acres, located south of New Orleans Street (101st Street) and east of Olive Avenue (129th Avenue)**
- E. 26-399** **Approval of PR-000910-2026|PT-002655-2026, Conditional Final Plat, Brook Chase Phase VI, 25.94 acres, 92 Lots, AG (Agricultural) to RS-4 (Single Family Residential) via BAZ-2074, located one-half mile north of Washington Street (91st Street), one-half mile west of 23rd Street (193rd E. Avenue/County Line Road)**
- F. 26-401** **Approval of PR-000689-2024|PT-002681-2026, Conditional Final Plat, Oak Creek Crossing, approximately 39.56 acres, 118 Lots, RS-C (Single-Family Residential - Compact), located one-quarter mile south of East Houston Street (81st Street) on the east side of 23rd Street (County Line Road/193rd East Avenue)**

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne

Move to Approve Consent Agenda

The motion carried by the following vote:

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

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

- A. 26-400** **Public hearing, consideration, and possible action regarding BAZ-002651-2026, The Pines IV, 119.05 acres, AG to RS-P, one-quarter mile south of Omaha Street 51st Street), west of 37th Street (209th E. Avenue)**

Mackenzie Hackett, Staff Planner, presented Item 26-400, BAZ-002651-2026, which is a request to rezone approximately 119.05 acres from agricultural to single-family residential preservation to allow development of single-family detached homes as the fourth phase of the Pines of the Preserve subdivision. The unplatted property is located a quarter mile south of Omaha Street and west of 37th Street, with access from 37th Street and indirectly from Omaha through the existing development to the north. FEMA maps show a portion of the 100-year floodplain in the central area of the site. Based on the comprehensive plan, location, and surrounding land uses, the staff recommends approval of the rezoning request.

Alan Betchan of AAB Engineering explained that the request represents the final phase of the Pines development, which extends north to Omaha Street and has already been built in three phases. The proposed zoning is consistent with the existing development to the north. He noted that the floodplain area in the center of the property was previously constructed as a detention facility during the widening of 37th Street, and the plan is to develop around that area while zoning the remaining property to match the surrounding neighborhood. He offered to answer any questions.

During the discussion, Planning Commission members asked questions about drainage, access, and traffic for the proposed development. Mr. Betchan explained that the nearby park pond and box culverts built during the 37th Street widening were designed as a regional detention facility and already account for stormwater detention needs for this project and nearby developments, with the existing quarry pond providing additional capacity. He stated that the development will remain outside the floodplain and that updated FEMA mapping through a LOMER process clarified those boundaries. Mr. Betchan also noted there are no current plans to cross Adams Creek or develop certain reclaimed areas. However, the zoning request includes the remaining parcel for consistency with the surrounding neighborhood. Access will connect to two existing stub streets from the northern subdivision and include at least one connection to 37th Street while minimizing direct arterial access. He said a traffic study has not been conducted, but could occur during the platting stage if required. Overall, he indicated the development should improve traffic flow by providing better connectivity to 37th Street and directing most traffic toward nearby commercial areas and the turnpike.

Ronald Mushegan, a resident of the Pines Preserve, expressed concern about the proposed development because his home at 3417 East Lincoln backs up to what he believed would remain a permanent greenbelt with a pond view. He said residents were told the area would stay a greenbelt and were even required to install special fencing to preserve the view. His concern is that the new phase of development may remove that greenbelt and forested area, which he feels could be misleading if the plan has changed. He noted that about 25 homes in the neighborhood are affected and said he does not yet know whether he supports or opposes the proposal because the details about what will happen to the greenbelt have not been clearly explained.

Lindsey Saunders, a resident of Pines Preserve Phase 2 at 3405 East Lincoln, said she shared the earlier speaker's concerns about the greenbelt but felt those questions had been addressed. She raised additional concerns about whether the Wagner Rural Water District can support more homes, noting that residents already receive summer notices about low water levels and pressure. She also questioned how stormwater runoff would be managed if development occurred near the pond, which is often very full after heavy storms. Finally, she expressed concern about existing traffic congestion in the mornings near Albany Street and the road to the east, particularly with school traffic. She wondered whether additional homes would worsen the problem even if a traffic light were installed.

Todd Walls, a resident of Pines Preserve and Lindsey Saunders' husband, said he shares the same concerns as other neighbors regarding the greenbelt behind their homes. He explained that he paid about \$5,000 more for his lot because it was marketed as having a permanent greenbelt and pond view, and the builder told him that development in that area was unlikely for many years due to the difficulty and cost of building there. While he is not completely opposed to residential development, he emphasized that the wooded area provides a scenic view and wildlife habitat and suggested that, if development proceeds, the city consider preserving some of the trees or creating a park-like area to maintain the natural character and benefit both current and future residents.

C. Keith Smith, speaking for himself and his wife, said they were among the first residents to select a lot in Phase 2 of Pines Preserve and chose their property specifically because they were told the greenbelt to the south would remain undeveloped, preserving their view of the pond and surrounding nature. He explained they paid a premium for the lot because of the promised scenery and wildlife, which was a major reason they chose the location. Smith said he attended the meeting to learn what changes might occur and whether the greenbelt would remain as originally described. He also raised concerns about maintenance of the pond area, which they were told was city property but appears poorly maintained, with weeds, trash, and unauthorized use by dirt bikes and RTVs creating noise late at night and affecting nearby residents.

During the discussion, it was noted that the noise and dirt bike activity near the pond should be reported to the city because it violates local noise ordinances. However, Mr. Smith said residents had already called, and the problem continued. It was explained that if the property were developed, it would likely prevent unauthorized use of the area. Mr. Smith reiterated that homeowners purchased their properties believing the greenbelt and trees south of their homes would remain and that they would not have neighbors behind them. When asked how far the greenbelt extended and suggested that, based on the aerial view, there may not be enough space between the pond and existing homes for additional development, meaning the view might

largely remain intact. Mr. Smith also mentioned ongoing traffic issues near local school routes and said a traffic light in the area could help improve congestion. After the exchange, the public hearing was closed, and the discussion returned to the applicant.

During the discussion, the Planning Commission and the applicant clarified the proposed zoning classification and lot sizes for the development. Mr. Betchan explained that the project is intended to match the existing development to the north with 60-foot lots, even though the initial request was for Residential Single-Family Preservation (RSP) zoning, which allows smaller lots but requires open space. Commissioners expressed concern that approving RSP could allow smaller lots in the future if ownership changed, even though the applicant stated he planned to build 60-foot lots. Mr. Betchan emphasized that the detention pond and much of the surrounding open space would remain because of existing easements and floodplain constraints, and he noted that the pond area will ultimately be maintained by the Pines homeowners' association rather than the city.

Commissioners also discussed issues raised by residents, including green space, water service, and future development controls. Betchan said the Wagner Rural Water District has confirmed it can serve the development and that infrastructure for water service was already installed during earlier phases. To address the commission's concerns about density and long-term zoning protections, Mr. Betchan agreed to revise the request from RSP to RS zoning, which is a less dense classification with 60-foot lots. The commission confirmed that changing the request to the less dense zoning was permissible during the public hearing and prepared to proceed with consideration of the RS zoning recommendation.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to Approve Item 26-400 with RS zoning BAZ-002651-2026, The Pines IV, 119.05 acres, AG to RS, one-quarter mile south of Omaha Street 51st Street), west of 37th Street (209th E. Avenue)

The motion carried by the following vote:

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

7. Appeals - NONE

8. General Commission Business - NONE

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

Commissioner Jonathan Townsend commended members of the public who spoke on item 6A for being polite, open-minded, and well-spoken. Chairman Robert Goranson brought up potential modifications to the Request to Speak form. He also asked about adding a general Citizens' Opportunity to Speak item to the agenda.

During further discussion, concerns were raised about proposed guidelines and forms related to citizens speaking before the City Council and boards or commissions. It was explained that recently submitted comments to city officials about the forms used to sign up to speak, and noted that the City Council had tabled the matter until its March 24 meeting. It was said they expected the Planning Commission to review the forms before they went to the council, but realized the item had not been placed on the agenda. It was suggested adding a regular agenda item that would allow citizens an opportunity to speak on matters not on the agenda but within the jurisdiction of the Planning Commission, similar to the practice used by the City Council, while limiting comments to three minutes.

Staff members responded that the forms and procedures could be reviewed and revised, but would need to be placed on a future agenda for formal action. They advised commissioners to submit the marked-up recommendations to staff so they could review them and distribute them to city management and legal staff. The group also discussed logistical details about how citizens submit materials to the City Clerk prior to meetings. The conversation concluded with agreement that any proposed changes to the forms or agenda structure would be reviewed and potentially added to a future Planning Commission agenda and the commission's bylaws.

10. Adjournment

The meeting was adjourned at 6:32 p.m.

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

The motion carried by the following vote:

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

