



# City of Broken Arrow

## Meeting Agenda

### Planning Commission

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

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**Thursday, May 8, 2025**

**5:30 PM**

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

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

**4. Consideration of Consent Agenda**

- A. [25-637](#) Approval of Planning Commission meeting minutes of April 24, 2025
- B. [25-613](#) Approval of PR-000766-2024 | PT-002131-2025, Conditional Final Plat, 81st Street Industrial Park, approximately 12.83 acres, 1 proposed lot, IH (Industrial Heavy) and FD (Flood District), located south of Houston Street (81st Street) and approximately one-sixteenth mile west of 23rd Street (193rd Avenue/County Line Road)
- C. [25-635](#) Approval of PR-00628-2024 | PT-002142-2025, Conditional Final Plat, Elysian Fields II, 12.76 acres, 59 lots, A-1 (Agricultural) to RS-3 (Single Family Residential) and RS-4 (Single Family Residential)/PUD-306 via BAZ-2046, one-quarter mile south and east of the southeast corner of Tucson Street (121st Street) and Garnett Road
- D. [25-647](#) Approval of LOT-002116-2025, Woodstone Home Cedar, 3 lots to 1 lot, 0.48 acres, DROD Area 1, located approximately one-eighth mile south of Kenosha Street (71st Street) and one-eighth mile east of Elm Place (161st Street)

- E.     [25-650](#)           Approval of LOT-002129-2025, Aspen Ridge Business Park North, 4 lots to 3 lots, 4.54 acres, CN (Commercial Neighborhood), located approximately one-quarter mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)

## **5. Consideration of Items Removed from Consent Agenda**

## **6. Public Hearings**

- A.     [25-646](#)           Public hearing, consideration, and possible action regarding SP-002108-2025, Ian's Auto Service, CH (Commercial Heavy), one-quarter mile north of Houston Street (81st Street), east of Lynn Lane Road (9th Street)
- B.     [25-651](#)           Public hearing, consideration, and possible action regarding SP-002098-2025 (Specific Use Permit), South Park Square, 2.16 acres, CG (Commercial General), north of West Jasper Street (131st Street), and one-quarter mile west of Elm Place (161st E Avenue)

## **7. Appeals**

## **8. General Commission Business**

- A.     [25-656](#)           Consideration, discussion, and possible approval of building elevations for SITE-002126-2025, McDonald's at Peak, 1.31 acres, A-1 (Agricultural) to CH (Commercial Heavy) via BAZ-001744-2024, located one-half mile north of Tucson Street (121st Street), west of Aspen Avenue (145th E. Avenue), north of the Creek Turnpike
- B.     [25-644](#)           Election of a Chairperson for the Planning Commission for 2025-2026
- C.     [25-645](#)           Election of a Vice-Chairperson for the Planning Commission for 2025-2026

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

## **10. Adjournment**

**NOTICE:**

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

**A paper copy of this agenda is available upon request.**

**POSTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m.**

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**City Clerk**