



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, May 8, 2025	5:30 p.m.	Council Chambers
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1. Call to Order

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

2. Roll Call

Present: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

3. Old Business - NONE

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)

MOTION: A motion was made by Mindy Payne, seconded by Jonathan Townsend
Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda - NONE

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)

Amanda Yamaguchi, Planning and Development Manager, presented SP 2108-2025, a request for a specific use permit to allow up to 10% major vehicle repair at a property zoned Commercial Heavy (CH), located a quarter mile north of Houston Street and east of Lynn Lane Road. While minor vehicle repairs are already permitted under the existing zoning, some current activities fall under the major repair category, prompting the need for this permit to bring the property into compliance. Given the zoning of surrounding properties (also CH or IL), staff finds the request compatible with the area and recommends approval.

Jacob Davis, the owner of Ian's Auto Service, clarified that the shop has been operating since 2004 and performs primarily minor vehicle services—oil changes, brake jobs, tune-ups, etc.—which account for over 95% of their business. The only services they occasionally perform that fall under "major repair" are engine and transmission replacements, totaling less than 5% of

their work. The request for the specific use permit is to bring the business into compliance due to those infrequent repairs. Davis also explained that the business responsibly handles environmental concerns, such as oil and coolant disposal, and that noise levels remain consistent regardless of the type of repair. The commission confirmed that this action is essentially a procedural step to align zoning with long-standing operations. The discussion reflected support and appreciation for the business being a good neighbor and operating responsibly.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to Approve Item 25-646 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)

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

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)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-651, the application for SP 2098-2025, a specific use permit for property located north of West Jasper Street and a quarter mile west of Elm Place, has been officially withdrawn by the applicant, so no commission action is required.

7. Appeals - NONE

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

Staff presented Item 8A-25-656 involved the consideration and potential approval of building elevations for a proposed McDonald's with a drive-thru at Site-002126-2025 on 1.31 acres, which was rezoned from Agricultural to Commercial Heavy in October 2024. A site plan was submitted on April 1, 2025, and a facade variance with updated elevations was requested on April 22. Per zoning rules, CH district buildings must have street-facing facades made of masonry, concrete panels, or glass materials.

Danielle Carter, representing McDonald's through Ofi Chito, stated she was available for questions and brought physical samples of the materials being reviewed that evening.

Ms. Carter confirmed that brick was considered but opted for McDonald's newer modern design featuring metal with a wood look, hardy board, and cement trim for added dimension and easier maintenance. Although McDonald's can use brick when required, this standard model was chosen for its updated, elegant appearance. Commissioners noted the importance of avoiding corrugated metal. She emphasized a preference for more refined materials, with some expressing a personal choice for brick while acknowledging the submitted design as acceptable.

Commissioners expressed concern about the long-term durability and aesthetics of the proposed McDonald's facade, favoring brick over the standard modern design using metal and hardy board. They cited issues like paint adherence on metal and comparisons to more upscale or cohesive developments in the area. The applicant explained the design is McDonald's current standard used nationwide, but agreed to revisit the elevations. After discussion, the applicant requested to table the item rather than face denial, offering to return with colored renderings and possible architectural enhancements. The commission agreed to continue the item to the May 22 meeting.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
Move to table Item 25-656 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 until May 22, 2025

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

B. 25-644 Election of a Chairperson for the Planning Commission for 2025-2026

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to re-elect Robert Goranson for Chairman of the Planning Commission

Aye: 4 - The motion carried by the following vote:
Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

C. 25-645 Election of a Vice-Chairperson for the Planning Commission for 2025-2026

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne
Move to re-elect Jason Coan for Vice Chairman of the Planning Commission
The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

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

10. Adjournment

MOTION: A motion was made by Jonathan Townsend, seconded by Mindy Payne
Move to adjourn

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson