



# 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 1<sup>st</sup> Street  
Broken Arrow, OK  
74012

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**Thursday, May 14, 2026**

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

#### 3. Old Business - NONE

#### 4. Consideration of Consent Agenda

- A. 26-655 Approval of Planning Commission meeting minutes of April 23, 2026
- B. 26-658 Approval of LOT-002808-2026, Northeast Crossroads Lot Consideration, 2 lots to 1 lot 1.83 acres, CH (Commercial Heavy), located at the northeast corner of Kenosha Street (71<sup>st</sup> Street) and 37<sup>th</sup> Street (209<sup>th</sup> E. Ave)

MOTION: A motion to approve the consent agenda was made by Jason Coan, seconded by Jonathan Townsend

#### Move to Approve consent agenda per staff recommendations

The motion carried by the following vote:

**Aye: 4 -** Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

#### 5. Consideration of Items Removed from Consent Agenda - NONE

#### 6. Public Hearings

- A. 26-497 Public hearing, consideration, and possible action regarding SP-002762-2026, Public Safety telecommunications Tower, 10.58 acres, CN (Commercial Neighborhood), southwest corner of W. Jasper Street (131<sup>st</sup> Street) & S. Aspen Avenue ( 145<sup>th</sup> East Avenue)

Rebecca Blaine, Planning Section Manager asked to commission to table this item due to a miscalculation of the information radius. Staff asked for more time to inform the citizens of the change to meet the notice requirements in during the specific timeframe.

MOTION: A motion to table the item was introduced by Robert Goranson and seconded by Jaylee Klempa

#### Move to table the item until the June 25<sup>th</sup>, 2026 meeting in order to correct the public notice.

The motion carried by the following vote:

**Aye: 4 -** Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

- B. 26-653 Public hearing, consideration, and possible action regarding BAZ-002789-2026 (Rezoning), Matthew Thompson, approximately 0.24 acres, R-3 (Residential Single-Family) to DM (Downtown Mixed-Use Core) located approximately one-third mile east of Elm Place (161<sup>st</sup> East Avenue) and just north of Houston Street (81<sup>st</sup> Street)

Rebecca Blaine, Planning Section manager presented this item to the commission. She alerted

the commission that the property has been previously rezone and a clerical error was found in their research. Staff will complete a corrective ordinance to update the legal documents and official maps and present it to the City Council on Tuesday, May 19<sup>th</sup>.

No action taken.

**C. 26-679 Public hearing, consideration, and possible action regarding PUD-002802-2026 (Planned Unit Development), Advance Alarm, 0.52 acres, IL (Industrial Light), located south of Houston St (81<sup>st</sup> Street) and west of 9<sup>th</sup> Street (177<sup>th</sup> E Avenue)**

Jose Jimenez, Planner II presented the item to the commission in which the applicant wishes to modify the setback light of an industrial lot. Planning staff are in need of updated documentation from the applicant and requests this agenda item be continued to a future meeting of the planning commission on May 28<sup>th</sup>, 2026.

MOTION: A motion to continue the item in order to get further documentation from the applicant was made by Jason Coan, and seconded by Jaylee Klempa

**Move to continue the item to May 28, 2026, Planning Commission Meeting.**

The motion was carried by the following vote:

**Aye: 4 -** Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

**7. Appeals - NONE**

**8. General Commission Business**

**A. 26-673 Consideration, discussion, and possible approval of building elevations for SITE-002713-2026, BAPS Aquatic Center, 6.6 acres, RS-P (Single Family Residential – Preservation)/ Downtown Residential Overlay District (DROD) Area 7, Located one-third mile north of Houston Street (\*1<sup>st</sup> Street), one quarter mile west of 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane Road)**

Mackenzie Hackett, Staff Planner, presented the item regarding the proposed indoor swimming facility for Broken Arrow Public Schools. Current regulation for the DROD require ground floor to have a 60% window transparency, and the applicant is proposing to reduce the transparency requirement for this facility as it does not function as a mixed use residential-retail location. Staff recommend that the modifications to the transparency requirement be approved.

Applicant, Nicole Shay, of GH2 Architects addressed the commission on the specifics on the proposed exterior materials. Ms. Shay also answered questions from the commission on different levels of transparency for those exterior materials and finishes.

Members of the commission asked questions of the applicant of the issue of public safety for the special population of Broken Arrow public school students and confirmed this was the reasoning behind submitting the application for a reduction in the transparency requirement.

MOTION: A motion was made by Robert Goranson, seconded by Jonathan Townsend

**Motion to approve building elevations for SITE-002713-2026, BAPS Aquatic Center, 6.6 acres, RS-P (Single Family Residential – Preservation)/ Downtown Residential Overlay District (DROD) Area 7, Located one-third mile north of Houston Street (\*1<sup>st</sup> Street), one quarter mile west of 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane Road)**

The motion was carried by the following vote:

**Aye: 4 -** Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

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

Jaylee Klempa brought up the chair/vice chair elections coming up at the next meeting. Robert Goranson agreed in the rotation of the chair and vice chair.

Robert Goranson asked about Planning Commission bylaws and asked if any changes were needed to update the bylaws.

Rocky Henkel gave an update on the Downtown Master Plan Advisory Committee process.

Robert Goranson asked about updates to the New Orleans Square Overlay District. Mr. Rocky

Henkle updated the commission regarding developments in the area.

Rocky Henkel stated there is a proposed overlay district for Arrow Forge innovation district and more information will be brought to them in the future.

## 10. Adjournment

The meeting was adjourned at 5:43 p.m.

MOTION: A motion was made by Jaylee Klempa, seconded by Jason Coan.

### **Move to Adjourn**

The motion carried by the following vote:

**Aye: 3 -**

**Nay: 1 -**

Jonathan Townsend, Jason Coan, Robert Goranson  
Jaylee Klempa