



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 28, 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: 5 - Jaylee Klempa, Jason Coan, Mindy Payne, Robert Goranson
Jason Coan Arrived at 5:45

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 26-750 Approval of Planning Commission meeting minutes of May 14, 2026**
- B. 26-644 Approve LOT-002556-2025 for the Broken Arrow Justice Center, Lot Line Adjustment, 2 lots, 20.4091 acres, Agriculture (AG), approximately one-half mile north of New Orleans St. (101st St.) and one-half mile east of Elm Place (161st East Ave.)**
- C. 26-766 Approval of PT-002842-2026|PR-000831-2025, Conditional Final Plat Aequitas, 5.86 acres, 2 lots, A-1 (Agricultural) to CH (Commercial Heavy), IL (Industrial Light), RM (Residential Multi-Family) and FD (Floodplain) via BAZ-002280-2025 and PUD-002281-2025, located south of West Tucson Street (121st Street South) and 1/3 miles west of South Elm Place (161st East Avenue)**
- D. 26-768 Approval of PT-002841-2026|PR-000809-2025, Conditional Final Plat for Harvest Church BA, 6.11 acres, AG (Agricultural) to CG (Commercial General) via BAZ-002238-2025 & SP (Specific Use Permit) 002459-2025, located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)**

MOTION: A motion to approve the consent agenda was made by Mindy Payne, seconded by Jaylee Klempa

Move to Approve consent agenda

The motion carried by the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Mindy Payne, Robert Goranson

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

- A. 26-780 Public hearing, consideration, and possible action regarding PUD-002825-2026 (Planned Unit Development), BA Townhomes at Bricktown, 2.53 acres, RS (Single Family Residential), located one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue)**

Mackenzie Hackett, Staff Planner presented this item. She explained that staff recommends tabling this item due to the need for a rezoning application can be submitted and notices can be sent to the public. Additional discussion was had to clarify where and how notices will be distributed to the public.

MOTION: A motion to table the item was introduced by Jaylee Klempa and seconded by Mindy Payne

Move to table the item to allow for rezoning application and re-notice.

The motion carried by the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Mindy Payne, Robert Goranson

B. 26-757 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 (81st Street) and west of 9th Street (177 E. Avenue)

Jose Jimenez, Planner II presented to the commission this item regarding Advance Alarm. The applicant on behalf of the property and business owner, Advance Alarms, is proposing to develop a 2,857 square foot structure as part of an expansion of their business. The proposed building will include a few offices, a bathroom, and a storage room. Current Broken Arrow zoning regulations require a 30-foot rear setback in industrial light zones. The side setback in an abutting non-residential zone is also 30 feet and applies to the setback from the east property line. With this PUD, the applicant is requesting a 10-foot wide setback along the east side of the property and a 5-foot wide rear setback along the south boundary abutting the railroad right-of-way. Additionally, the property to the east is a non-conforming use within a commercial heavy zone. The proposed structure will need to meet all other development regulations, including those within the fire code and building code. The applicant is also requesting that no landscape buffer be required to the south against the railroad. The applicant has included a proposed landscaping plan, and this plan does include all other required landscaping, such as trees, landscape edge, landscaped areas, and includes additional bushes as well. Based upon the location of the property and surrounding land uses, staff recommends that PUD002802-2026 be recommended for approval to the Broken Arrow City Council

Applicant Lisa Quinnelly addressed the commission and clarified the building materials on the exterior design.

MOTION: A motion to approve per staff recommendations was made by Mindy Payne, Seconded by Robert Goranson

Move to approve Item 26-757

The Motion carried the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Mindy Payne, Robert Goranson

C. 26-758 Public hearing, consideration, and possible action regarding PUD-002802-2026 (Planned Unit Development), Happy Hands, 1.16 acres, ON (Office Neighborhood), located north of Washington St (91st Street) and east of Garnett Road (113th E Ave)

Jose Jimenez, Planner II presented the item to the Happy Hands Education Center is a nonprofit organization focused on families with children who are hard of hearing or deaf and provides licensed and accredited child care. The organization also employs hard of hearing and deaf adults as part of its mission. The organization is currently housed within its campus across from San Antonio Street, across from the subject property. However, families have requested elementary age education opportunities for their children. This would require additional classroom space that is not available or easily added to the original facility. Happy Hands has reached a sensitive agreement with the owner of the subject property to lease a portion of the building to house additional classroom space for elementary age children. The portion of the building intended for classroom use will be updated to meet the needs of Happy Hands Education Center, including updated security measures and an additional bathroom. The main Happy Hands Education Center campus will serve all other functions needed for elementary education, such as gyms, playgrounds, cafeterias, and before and after care. Students will always be escorted by staff when traveling between the buildings and when crossing San Antonio Street. San Antonio Street already has a deaf child area sign, as well as speed bumps, but the applicant is also working with city staff to add more signage and a and crosswalk striping. This PUD only amends the allowed uses for the subject parcel. All of the requirements of the zoning ordinance will still need to be met during the renovation process, and there will be no external changes to the building or property as well. So based upon the location of the property and surrounding land uses, staff recommend PUD-002820-2026 be recommended for approval to the Broken Arrow City Council.

Jan Pride the applicant addressed the commission and answered questions about security procedures for the children attending Happy Hands.

Jonathan Townsend thanked the applicant for their work in education. He then went on to explain the real dangers of students crossing streets and stressed the need for additional measures to ensure the students safety.

Ms. Pride explained that the enrollment numbers are small and staff should manage the street

crossings.

Mr. Dave Hall was also present to speak in support of the item, but did not speak.
MOTION: A motion to approve Jonathan Townend, and seconded by Jaylee Klempa

Move to approve the item 26-758

The motion was carried by the following vote:

Aye: 3 - Jonathan Townsend, Jaylee Klempa, Robert Goranson
Nay: 1 - Mindy Payne
Abstain: 1 - Jason Coan

- D. 26-760 Public hearing, consideration, and possible action regarding BAZ-002810-2026 (Rezoning), Garvin Rezoning, 3.33 acres, AG (Agricultural)/PUD-001983-2025 to RS-C (single Family Residential – Compact) and abrogation of PUD-001983, located south of Albany Street (61st Street) , one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)**

Mackenzie Hackett, Staff Planner presented this item to the commission. Ms. Hackett clarified that the property owners are Jeremy and Victoria Brown and Danny and Kayla Garvin, not just Jeremy Brown and Victoria Garvin. The PUD was approved by city council on March 18th, 2025, and was implemented to facilitate the development of a lift station to the south of this property. The PUD reduced the agricultural dimensional requirements on the parcel to allow for the continuation of AG zoning after the Southern lot was split off for the lift station.

At the time, the property owner planned to keep the lot as one parcel. And since then, plans have changed to split the lot into three parcels, each of which will meet the RSC dimensional standards. As such, the property owner is requesting to abrogate the PUD on this lot and to change the zoning to RSC. The, uh, according to FEMA's national flood hazard layer, there is a little 100 year floodplain along the Southern property line. The property is designated as level two in the comprehensive plan and RSC zoning is in accordance with that comprehensive plan level. Based on the comprehensive plan, the location of the property and the surrounding land uses staff recommends that BAZ-002810-2026 be approved and PUD-001983-2025 be abrogated on this property.

The applicant was present but did not wish to address the commission.

MOTION: A motion to approve per staff recommendation was made by Jaylee Klempa, and seconded by Mindy Payne

Move to approve Item 26-760.

The motion was carried by the following vote:

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

7. Appeals - NONE

8. General Commission Business

- A. 26-751 Election of a Chairperson for the Planning Commission for 2026-2027**

Robert Goranson nominated Jason Coan to become the Chair of the Planning Commission.

MOTION: A motion to nominate Jason Coan as Chair was made by Robert Goranson, seconded by Mindy Payne

Move to elect Jason Coan as Chairperson of the Planning Commission for 2026-2027

The motion was carried by the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Mindy Payne, Robert Goranson
Nay: 1 - Jason Coan

- B. 26-751 Election of a Vice-Chairperson for the Planning Commission for 2026-2027**

Jaylee Klempa nominated Jonathan Townsend to be the Vice-Chairperson.

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

Move to Elect Jonathan Townsend as Vice-Chairperson of the Planning Commission for 2026-2027

The motion was carried by the following vote:

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

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

Jonathan Townsend reminded the commission on his absence for the next Planning Commission meeting due to travel to Chicago.

Robert Goranson requested staff to label request to speak forms with the relevant item.

10. Adjournment

The meeting was adjourned at 5:58 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Rober Goranson

Move to Adjourn

The motion carried by the following vote:

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