



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, August 14, 2025

5:30 p.m.

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

4. Consideration of Consent Agenda

- A. 25-1143 Approval of Planning Commission meeting minutes of July 24, 2025
- B. 25-1150 Approval of PT-002323-2025, Preliminary Plat, The Estates at Ridgewood North, 43.95 acres, 108 Lots, AG (Agricultural) to RS-P (Single-Family Residential - Preservation) via BAZ-1992, one-quarter mile north of Houston Street (81st Street), one-quarter mile east of Midway Road (257th East Avenue)
- C. 25-1153 Approval of LOT-002322-2025 Mayer Lot Split, approximately 5 acres, 1 lot to 2 lots, RS (Single Family Residential), located one-third mile south of Albany Street (61st Street), west of Oak Grove Road (273rd E. Avenue)
- D. 25-1155 Approval of PT-002295-2025|PR-000692-2025, Preliminary Plat for Ven Park, 10.84 acres, 71 lots, Community Mixed Use via BAZ-001623-2024, located one-quarter mile north of Kenosha Street (East 71st Street South) and one-quarter mile east of North Elm Place (North 161st East Avenue)

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa
Move to Approve consent Agenda minus Item D. 25-1155

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

- D. 25-1155 Approval of PT-002295-2025|PR-000692-2025, Preliminary Plat for Ven Park, 10.84 acres, 71 lots, Community Mixed Use via BAZ-001623-2024, located one-quarter mile north of Kenosha Street (East 71st Street South) and one-quarter mile east of North Elm Place (North 161st East Avenue)

Jose Jimenez, Planner II, presented Item 25-1155. The preliminary plat for Ven Park, identified as Plat 002295-2025, proposes 71 lots on 10.9 acres. The property is situated about a quarter mile north of Kenosha Street (East 71st Street) and a quarter mile east of North Elm Place (North 161st). Currently unplatted, the land was rezoned from agricultural (A1) to RS2 (single-family residential) and CM (community mixed-use) through case BAZ001624-2024, which was recommended for approval by the Planning Commission on August 19, 2024, and later approved by City Council on September 3, 2024. This plat application is the first step toward implementing that zoning. Access to the development will be provided through North Circle Drive and the existing neighborhood to the south. FEMA's National Flood Hazard Layer shows that none of the property lies within the 100-year floodplain. City staff recommends approval of the plat, contingent upon meeting the conditions outlined in the attached checklist.

Linda Bisdorf, a resident of 114 East Madison Street, raised two major concerns about the Ven Park development. The first issue was related to North Circle Drive. According to earlier discussions and a neighborhood meeting on August 4 at the library, residents had been told the connection to Kenwood Hills would be gated and used only for emergency traffic. However,

the latest information suggested it might be opened for general access, raising concerns about increased traffic through their neighborhood. The resident stressed that it is already difficult to access 71st Street due to heavy traffic, and additional cars would worsen the problem and create safety risks for the many pedestrians in the area, particularly given the number of parked cars and trash cans along the streets.

The second concern centered on stormwater runoff. The Kenwood Hills neighborhood already struggles with drainage issues and flooding during heavy rains, and the removal of vegetation from the Ven Park site has intensified the problem. The resident noted that while a retention pond exists, much of the runoff in the area also carries water from Bass Pro and other nearby developments, creating even greater pressure on the system. They questioned how the developer plans to address these issues and emphasized the need to ensure water and sewer connections do not negatively affect existing homes. The resident highlighted that their family has lived on the property for over five decades, has consistently dealt with water problems, and fears the new development will significantly worsen conditions if not carefully managed.

Gayle Fritts, a resident of Broken Arrow's Kenwood Hills Addition, voiced concerns similar to those of a previous speaker regarding the Bend Park development. Their primary issue was the proposed entrance and exit connecting the development to Circle Drive in Kenwood Hills. They explained that residents had previously been told this connection would be reserved for emergency vehicles only. Opening it to regular traffic, they argued, would contradict the city's land use intensity system, which requires high-density developments to access arterial streets rather than filter into low-density neighborhoods.

The resident also raised serious concerns about stormwater runoff. Since the site was cleared, runoff has dramatically increased, reaching levels where water flows over curbs and into yards and shops. They described flooding so severe that their shop had to be repeatedly squeegeed out, and new sinkholes have formed in their front yard. Despite asking the city to investigate in June, no follow-up had occurred, and they emphasized the urgency of addressing this ongoing problem even before the new development proceeds.

A third, less pressing concern related to street naming. The plat shows an extension of Circle Drive into the neighborhood, but the resident argued it should instead be named Birch to stay consistent with the city's naming system. They noted that Circle is not a tree name, and using it would create confusion in neighborhood navigation. Safety was highlighted throughout their comments, pointing to the steady presence of walkers, bicyclists, and children in the neighborhood. The resident clarified they are not opposed to the development itself, but strongly oppose access points connecting it to Kenwood Hills through Circle Drive or Ash.

Steve Goforth, a resident at 1112 North Circle Drive, whose property directly borders the Ven Park development, described severe flooding problems that began after construction work started. He explained that his backyard has effectively turned into a river, and the flooding has repeatedly destroyed a newly installed pool. After putting in the pool on July 31, heavy rain on August 1 caused three feet of water to collect beneath it, lifting it out of the ground. He rebuilt the pool by August 10, but another storm the next day caused the same damage, resulting in thousands of dollars in losses. He has since invested in drainage work estimated at \$7,000, but remains doubtful that it will solve the problem.

Mr. Goforth said he contacted city staff, filed a formal complaint, and even provided photos and video evidence. Although an inspector came out, the flooding has continued, with water flowing through his property, flooding the street, and overwhelming storm drains nearby. He emphasized that these drainage issues had never occurred in his two and a half years living there until the past 45 days. He suspects that his neighbors are experiencing similar flooding.

While city staff acknowledged the seriousness of the problem and compared it to drainage failures in other developments, the resident stressed that his main opposition to the project is the water issue. He fears that even with additional drainage improvements, the scope of runoff from the development will overwhelm his property and cause further damage.

John Lindemann, a resident of 1201 North Kenwood Avenue, addressed the Planning Commission with several requests and concerns regarding the Ven Park development. He began by reiterating that both Circle Drive and Ash connections were previously described as emergency access only, and he asked that this be formally stipulated in the plat. Specifically, he requested a push gate on the west end of the Ash access road, with clear emergency-only signage, to prevent general neighborhood traffic from entering near his property. He also objected to the presence of a sidewalk in that area, as it would bring foot traffic directly to his fence line, and requested that no lighting be installed in Reserve Area K to avoid illuminating the back of his home.

Mr. Lindemann further raised an issue with property line markings. On the current plat, the line for Reserve Area K appears to cut directly through his shed, which has long been in place. He

asked for clarification from the developer about their intent regarding his shed and fence line.

Finally, he expressed concern about the neighborhood's aging water infrastructure. The plat shows a utility connection to the water line on Ash, but he was unsure whether it would draw water from or push water into the neighborhood system. He explained that Kenwood Avenue residents have already dealt with repeated water line breaks, repairs, and even sinkholes, with multiple service outages in recent months. He asked the city to ensure the existing lines are adequate to handle the new development's demand and prevent further strain on already fragile infrastructure.

Susan Massie, a resident at 1116 North Kenwood Avenue, explained that, like others in the neighborhood, her primary concern with the Ven Park development is drainage. She described how water issues have worsened despite installing new gutter drains and pipes just two years ago, leaving her yard damaged again. During a major storm two weeks earlier, the flooding became so severe that police blocked off 71st Street between the QuikTrip and the nearby gully, something she said had never happened before. She attributed the increased flooding to the removal of trees and vegetation during site clearing and questioned whether the retention pond is large enough to handle the runoff.

In addition to drainage, she raised concerns about the developer's practice of burning cleared trees and debris on site. Ms. Massie said the burning created significant smoke that drifted into surrounding homes, calling it both an environmental and health hazard for neighbors. She contrasted this with local restrictions that prevent residents from burning their yard waste, questioning the fairness and safety of allowing large-scale burns by the developer.

Chris Newbrough, a resident at 1120 North Circle Drive, whose driveway connects directly to the street at issue in the Ven Park development, expressed significant concerns about both traffic and water. He acknowledged that he never expected the land behind his home to remain undeveloped. Still, he did not anticipate a higher-density project that does not align with the character of the existing low-density neighborhood.

Mr. Newbrough's primary worry is traffic. While residents were previously told the Circle Drive connection would be for emergency access only, the latest plans appear to make it a central entrance. With 71 new homes potentially adding up to two cars each, he warned that hundreds of daily vehicle trips would be funneled into the narrow Kenwood Hills streets. This raises serious safety concerns, especially since the neighborhood lacks sidewalks and residents must walk on the roads.

Mr. Newbrough also addressed worsening drainage issues. Since vegetation and trees were cleared, water runoff has increased, leading to flooding in his backyard and even onto his porch. He shared photos of the damage with city staff. Additionally, he noted that debris from the development is flowing into the neighborhood's retention pond through Circle Drive, filling it more quickly and forcing residents to consider the costly task of digging it out again. He concluded by emphasizing his community's strong sense of care for one another, but urged the city to take these impacts seriously.

Chad Watchorn, A resident at 118 East Norman Drive, opened his comments by suggesting that the city's forum format, which requires speakers to declare themselves either for or against a development, creates unnecessary division. He noted that many residents support growth in principle but still have significant concerns that fall somewhere between full support and outright opposition.

Mr. Watchorn's concerns mirrored many of their neighbors': roads, water runoff, and access points. He said there has been confusion over the status of emergency access. Earlier discussions indicated all access points would be gated, but current materials show inconsistencies. Some maps show Ash Avenue as emergency access only, while others omit it entirely or depict it as greenbelt. Mr. Watchorn asked for clarity from the developer about whether Circle Drive and Ash will remain emergency-only, as initially described, or if broader neighborhood access is being proposed.

He also echoed concerns about the existing water system's capacity, questioning whether it could adequately support 81 to 95 new homes without degrading service to current residents. The neighborhood has already experienced frequent breaks and service disruptions due to aging infrastructure.

Finally, He raised a question about broader connectivity: whether the city or developer is considering allowing golf carts from Kenwood Hills or Ven Park to cross 71st Street into the Rose District. Mr. Watchorn explained that this could impact traffic patterns through the neighborhood and should be addressed openly, since it may influence how residents use and travel through the new development.

Jose Jimenez, Planner II, read two emails into the record: Joel Hone & Lauren Caldwell, and one from Chad & Cindy Watchorn.

Joel Hone & Lauren Caldwell, residents of the Kenwood IV Homeowners Association, submitted a formal public comment regarding Agenda D, Item 25-1155, the preliminary plat for Ven Park (Plat 2295-2025, Project 692-2025)—their concerns center on stormwater management and traffic impacts from the proposed 71-lot, 10.84-acre development.

On stormwater, they noted that the preliminary plat shows runoff being directed into a detention pond owned and maintained by the Kenwood IV HOA. This pond is privately funded and maintained, and the HOA has not been consulted or granted any easement for the additional burden. They cautioned that runoff from 71 new homes could exceed the pond's design capacity, leading to flooding, erosion, or infrastructure damage. They pointed out that a recent storm had already produced a marked increase in runoff flowing toward the pond, with residents having captured videos of the flooding. They argued that the drainage plan amounts to a material change to the stormwater system without mitigation measures or formal consent.

On traffic and safety, they expressed concern that the development would funnel vehicles through Kenwood IV streets, which were not designed to accommodate the increased load of 70-plus homes and service vehicles. The neighborhood lacks continuous sidewalks, creating pedestrian safety risks, and no traffic study has been conducted to evaluate the impact. They also highlighted that earlier communications indicated a fire access gate would be installed to prevent through traffic, but that feature no longer appears in the current plan.

The residents requested that the Planning Commission delay approval until: (1) the legal status of the stormwater connection is verified and a formal agreement is made with the HOA; (2) a hydrological study is conducted to ensure the downstream system can handle the increased capacity; (3) a traffic impact study is required, including consideration of alternate access points or reinstating the fire access gate; and (4) formal notification is provided to all residents and HOAs affected by drainage or traffic impacts. They asked that their letter be included in the public record for the August 14, 2025, meeting.

Chad & Cindy Watchorn, regarding Agenda Item D—the preliminary plat for Ven Park, scheduled for review on August 14, 2025—outlined several concerns from residents of the neighboring low-density, R2-zoned Kenwood Hills community near the Rose District. The letter emphasized that Broken Arrow's zoning guidelines caution against placing high-density developments adjacent to low-density neighborhoods, specifically prohibiting high-density traffic from being directed into such areas. Residents noted that this issue has been one of the most pressing concerns for Kenwood Hills.

On emergency access roads, the letter requested clarification on whether a road connecting Ven Park to North Ash Avenue is required by code and asked for the specific regulation that justifies this necessity. The MAP utility concept page for the meeting shows Reserve Area K as containing emergency access and a utility easement. At the same time, the current PUD depicts the same area as green space, creating confusion. The residents also recalled that when Ven Park was last tabled, both the developer and city committed to exploring alternate ingress and egress options for emergency vehicles. Furthermore, they criticized the lack of details in the updated PUD for ensuring emergency-only access. While the plat notes the restriction, it does not require signage, barriers, or bollards to prevent regular traffic. They requested confirmation that signage, bulkheads, or similar measures would be installed and stressed that such roads should not be used for construction traffic.

On water infrastructure, the residents expressed concern that the utility plan shows water line connections to both North Circle Drive and North Ash Drive to serve up to 95 dwellings. The area's water system has a history of line breaks, with the most recent occurring on June 19, which required excavation of streets and yards and remains incompletely repaired. Given this aging system, they asked the city to verify that the water lines can sustain the additional demand without reducing pressure or service quality for existing residents.

Lastly, the letter raised questions about whether the Downtown Residential Overlay District (DROD) might be expanded to include Kenwood Hills and, if so, whether golf carts would be permitted to cross 71st Street into the Rose District. If such plans exist, the residents asked what infrastructure or safety measures would be introduced to address the traffic and safety implications of this expanded access.

Chairman Robert Goranson invited the Ven Park applicant to address several recurring concerns raised by residents. He noted that while some issues fall outside the applicant's control, others require clarification.

Chairman Goranson emphasized that the Planning Commission cannot decide matters such as golf cart usage across Kenosha (71st Street) and would instead be a broader city policy issue.

Similarly, questions about the aging potable water lines in Kenwood Hills and whether they can sustain additional demand must be addressed by the city's engineering department, not by the developer. He also acknowledged that drainage problems existed in the area even prior to construction and encouraged residents to continue working with the city for solutions. However, he asked the applicant to explain what construction-phase measures—such as dewatering trenches—might be in place to mitigate runoff.

Chairman Goranson then turned to what he described as one of the most pressing concerns: the emergency gate on North Circle Drive. Many residents were told the connection to Kenwood Hills would be gated and reserved for emergency vehicles only, but confusion persists about whether that remains the plan. Goranson asked the applicant to clarify the current status of the gate, specifically, and whether the City Council had altered or removed that requirement, noting that this point in particular had captured significant neighborhood attention.

Nick Parker – Born Again Restored, Ven Park developer, stated that it has always been their intent for both the Circle Drive and Ash connections to remain gated for emergency access only, with no through traffic allowed. They added that they had offered Kenwood residents the option of removing the gates to provide a secondary exit, since some neighbors had previously voiced concerns about difficulties accessing 71st Street due to traffic.

During the Planning Commission discussion, applicant Nick Parker clarified several issues about the Ven Park development. He confirmed that the City Council approved the project with emergency gates required at both Circle Drive and Ash. Earlier plans had proposed a separate fire access near the detention pond, but this option was eliminated due to the city's re-engineering of the pond to increase its capacity. Both Circle and Ash will therefore serve as gated emergency-only access points, with signage details to be coordinated by the city.

On infrastructure, Mr. Parker explained that water line connections will follow the city's direction, and the assumption is that those lines are sufficient unless the city indicates otherwise. He denied that the development had burned debris on-site, noting that a burn permit had only just been applied for, and suggested any earlier burning was unrelated. He also said he is unaware of any HOA-owned detention pond being used by the project, believing runoff concerns may relate instead to existing city or private facilities. He acknowledged that the unusual amount of rainfall this year has worsened drainage issues citywide. Still, he maintained that he does not believe the development's clearing work directly caused the neighbors' flooding.

Finally, Mr. Parker addressed property line disputes raised by nearby homeowners. He stated that surveys clearly show several sheds and fences encroaching onto the development's property. While some residents have removed survey stakes, the developer is seeking legal counsel to resolve the issue and noted that this type of encroachment dispute is not uncommon.

Cindy Watchorn, a resident of 118 East Norman Place, questioned the layout of the planned emergency access gates for Ven Park. She pointed out that the development map shows two gates meeting at the same intersection—one leading to Ash and the other to North Circle—and asked whether it was necessary to place both gates at that exact location.

During the Planning Commission meeting, Cindy Watchorn questioned whether Ven Park's two proposed emergency gates were unnecessarily close together. Chad Watchorn followed by requesting the exact fire code requiring both gates, noting they appeared to meet at the same intersection. Developer Nick Parker clarified that the gates would not be side by side: one will connect to North Circle Drive, which city code requires because it is a substreet, and the other will connect eastward through the development's "panhandle" to Ash Avenue, as mandated by the fire marshal for secondary egress. Both will be gated for emergency use only.

Commissioners then shifted the discussion to infrastructure. Residents had asked for verification that water lines and stormwater systems could handle the new development. Staff explained that such reviews are part of the conditional final plat stage, when detailed engineering, drainage, and utility plans are analyzed, and that documents are available to the public. Commissioners noted that residents' concerns would be carried forward into that stage and encouraged them to continue working with city staff.

Commissioners recalled prior concerns about the nearby city-owned detention pond and its capacity. They requested a follow-up report before the conditional final plat is considered. The commission agreed that when the project returns, it should not be placed on the consent agenda but set aside for discussion, ensuring transparency and an opportunity to review drainage and infrastructure issues in detail.

**MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
Move to Approve Item 25-1155, PT-002295-2025|PR-000692-2025, Preliminary Plat for
Ven Park, 10.84 acres, 71 lots, Community Mixed Use via BAZ-001623-2024, located one-**

quarter mile north of Kenosha Street (East 71st Street South) and one-quarter mile east of North Elm Place (North 161st East Avenue)

The motion carried by the following vote:

Aye: 4 -

Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

Nay: 1 -

Mindy Payne

6. Public Hearings

- A. 25-1156 **Public hearing, consideration, and possible action regarding PUD-002316-2025 (Planned Unit Development), minor amendment to PUD-000126-2022 and PUD-001815-2024, The Enclave at Southern Trails, 20.49 acres, BAZ-00012-2022, CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use), and PUD-000126-2022, located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)**

Jose Jimenez, Planner II, presented Item 25-1156, PUD 002316-2025, a minor amendment to PUD 00126-2022 and PUD 001818-2024 for The Enclave at Southern Trails, a 20.49-acre site at the southeast corner of Olive Avenue and New Orleans Street. The property is currently unplatted and undeveloped. The amendment primarily updates landscaping requirements to align with the city's new zoning ordinance rather than relying on boundary-specific standards. FEMA maps show the site is outside the 100-year floodplain, and the City of Broken Arrow will provide water and sewer service. Given the property's location and surrounding land uses, staff recommended approval of the amendment.

Questions then turned to the specifics of the amendment. The commission asked which landscaping requirements were being changed. Staff explained that the update relates to Section 436C1, which governs the number of trees required per parking space. The applicant is requesting a 25% reduction from the standard set in the new zoning ordinance.

Natalie Cornett, of Eller & Dietrich, explained that the requested minor amendment is intended to align the project's landscaping requirements with the city's updated zoning code. While the amendment allows for a potential reduction in trees near parking areas if they conflict with utility easements, she noted that current preliminary site plans show no such conflicts, and no reductions are anticipated.

During the discussion, commissioners questioned whether trees removed from parking areas due to utility conflicts could be relocated elsewhere. Ms. Cornett explained that the project consists mainly of individual townhomes with small visitor and clubhouse parking areas, not large surface lots, so conflicts are unlikely. She emphasized that the requested 25 percent reduction applies only to parking-area landscaping and not to overall site landscaping.

Commissioners voiced concern that the public, particularly nearby Rabbit Run residents who opposed earlier phases, may not understand the change since the updated zoning ordinance is not yet accessible online. They worried it could appear as if promised landscaping was being reduced after earlier assurances. Cornett responded that the development team has shared its conceptual landscape plan with the transitioning Rabbit Run HOA and reiterated that the amendment is not intended to lessen overall landscaping quality. Commissioners acknowledged the project has improved significantly over time, but stressed the importance of transparency so residents do not perceive it as a bait-and-switch.

Mark Perkins of Perkins Development Corp. explained that his development shares a conservation area for detention with Rabbit Run and that the original landscaping requirements were tied to old zoning code provisions created before a real site plan existed, making them unworkable. With the adoption of the new zoning code, he said the team worked with the city to ensure compliance and designed a plan that is heavily landscaped with trees. The request for a minor amendment is to be held to the same standards as other developers under the updated code. Mr. Perkins emphasized that they fully intend to meet zoning requirements and that any reduction would only apply in the rare case where a tree conflicts with utility lines, likely affecting no more than four trees given the site's limited parking and prevalence of two-car garages.

Mr. Perkins further explained that the phrasing "if necessary" in the landscaping amendment referred only to the possibility of conflicts with utility lines, since the final utility plan has not yet been submitted. He emphasized that the project fully complies with the city's new zoning code, which calls for 152 trees, more than 700 shrubs, and over 1,100 ground coverings, and that the site plan already provides lush landscaping. Mr. Perkins noted that his team has met with neighbors at Rabbit Run, shared conceptual plans, and received no opposition.

Commissioners expressed concern that the "if necessary" language, combined with strikethroughs in the document and the lack of public access to the updated zoning ordinance online, might create confusion or mistrust. After discussion, Mr. Perkins agreed that the

language could be changed to state that no trees or shrubs will be planted over utility lines, removing ambiguity. Commissioners acknowledged the progress of the project since its early stages, praised the quality of the design, and commended Mr. Perkins for working with neighbors to address concerns.

Stacy Hardin, peaking as the head of the transition board for the Lakes at Rabbit Run HOA, voiced support for Perkins Development. Representing a neighborhood of about 100 homes directly south of the project, she noted that communication between the developer and the community has been excellent and expressed appreciation for the ongoing collaboration.

Mr. Hardin clarified that she was speaking on behalf of the Lakes at Rabbit Run transition board, which the neighborhood had empowered until the HOA is formally handed over. He explained that the board met with developer Mark Perkins for a two-hour discussion about the landscaping amendment, reviewed it in detail, and unanimously agreed to support it. He praised Mr. Perkins for his transparency and consistent communication with residents, noting that this has dramatically improved trust and cooperation. Commissioners acknowledged how far the project had come since its contentious beginnings, commended the positive relationship now established between the developer and neighbors, and thanked Mr. Hardin for setting an example of constructive dialogue.

Natalie Cornett confirmed agreement with the residents' support for the project. She told the Commission that the development team had no objection to removing the phrase "if necessary" from the amendment language. She emphasized that, as someone who drafts PUDs, she prefers to avoid any ambiguity for future interpretation. The commission agreed that the phrase was too open-ended, and Ms. Cornett reiterated that the team would update the text to ensure clarity.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to Approve Item 25-1156 PUD-002316-2025 (Planned Unit Development), minor amendment to PUD-000126-2022 and PUD-001815-2024, The Enclave at Southern Trails, 20.49 acres, BAZ-00012-2022, CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use), and PUD-000126-2022, located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East 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)

Vice Chairman Jason Coan expressed condolences on the passing of former Mayor Thurman, noting that while they did not always agree with him, his loss is deeply felt. They highlighted his 20 years of volunteer service and dedication to the growth and development of Broken Arrow. Chairman Coan extended heartfelt sympathy to his family in recognition of his many contributions to the city.

Toward the close of the meeting, commissioners discussed scheduling conflicts with the upcoming Go Bond Committee town hall on August 28 at 6:30 p.m. Since two members also serve on the Planning Commission, they considered whether to shorten or reschedule their meeting. Still, they noted that the current agenda for that date only contains consent items, making it likely they can attend both.

Commissioners also praised city staff for handling the evening's workload effectively despite limited personnel. On a lighter note, Robert Goranson mentioned seeing remote-controlled mowers being used by the city along Kenosha Street near the turnpike, joking about applying for a "remote control mower technician" job and remarking on Broken Arrow's high-tech approach to maintenance.

10. Adjournment

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
Move to Adjourn

The motion carried by the following vote:

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