



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, June 26, 2025

5:30 p.m.

Council Chambers

1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:31 p.m.

2. Roll Call

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

3. Old Business - None

4. Consideration of Consent Agenda

- A. 25-930 Approval of Planning Commission meeting minutes of June 12, 2025**
- B. 25-925 Approval of PT-002253-2025|PR-000832-2025, Preliminary Plat for County Line Crossing, 49.03 acres, 166 lots, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential) via BAZ-002130-2023, located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)**
- C. 25-920 Approval of PR-000741-2025|PT-002230-2025, Conditional Final Plat, Brook Chase Phase IV, 9.98 acres, 47 Lots, RS-4 (Single Family Residential), located one-third mile north of Washington Street (91st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)**
- D. 25-933 Approval of LOT-002233-2025, Timber Ridge Business Park, 1 lot to 3 lots, 3.08 acres, IL (Industrial Light)/PUD-259, located one-half mile west of Evans Road (225th East Avenue) and south of Kenosha Street (71st Street)**

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne.

Move to Approve Consent Agenda minus Item 25-925

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

- B. 25-925 Approval of PT-002253-2025|PR-000832-2025, Preliminary Plat for County Line Crossing, 49.03 acres, 166 lots, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential) via BAZ-002130-2023, located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-952 preliminary plat PT 2253-2025 for County Line Crossing, a proposed 166-lot residential development on 49.03 acres north of New Orleans Street and west of 23rd Street. The property was rezoned from agricultural to RS3 and RS4 single-family residential, with the City Council approving the rezoning on June 16th. The preliminary plat is the next step in development, with access from New Orleans Street, 23rd Street, and an adjacent neighborhood. The site is outside the 100-year floodplain, and staff recommends approval subject to the checklist.

Chad McAuliff, a resident, inquired about the progress of the County Line Crossing project and whether it can still be canceled or modified, or if it's already set to move forward.

Mr. McAuliffe also raised concerns about the County Line Crossing development, inquiring whether the project could still be modified and expressing the need for a 100-foot wooded buffer south of 97th Street to protect wildlife and manage drainage, particularly near the nearby

Scout camp. He emphasized the importance of preserving natural green space, requested clarification on easements and green areas (specifically whether they would be wooded, grassy, or have ponds), and expressed frustration over the lack of early resident awareness. City staff explained that the zoning had already been approved, but the preliminary plat—although being voted on now—still allows for technical adjustments. Mr. McAuliffe insisted that actual changes, not just responses, were needed.

Martha Schmidt, a resident of 96th Street, opposed the approval of the County Line Crossing plat, citing environmental and infrastructure concerns. She criticized the city's history of clear-cutting trees, noting increased temperatures and energy costs in nearby developments along 96th Street. She emphasized the importance of preserving the old-growth tree line on the 51-acre site for the benefit of wildlife, drainage, and property value. Ms. Schmidt referenced recent flooding linked to inadequate road planning. She argued that further tree loss, such as at the new amphitheater and future County Line widening, would worsen conditions. Ms. Schmidt also insisted that County Line Road, as it stands, cannot support proper access to the new development and urged delaying plat approval until tree preservation and road improvements are addressed.

Cathleen Doyle, a longtime resident of 96th Street in Broken Arrow, voiced strong opposition to the County Line Crossing development, emphasizing that 27 nearby properties are owned by mostly senior, double-homed residents who have chosen a lifestyle centered on acreage and green space. Ms. Doyle argued that the project threatens their homesteading rights, property values, and quality of life by removing a significant line of old-growth trees that serve as a vital wildlife corridor and scenic buffer. She asserted that the trees are part of a shared environmental commons and that clear-cutting constitutes direct harm to this shared resource. Ms. Doyle requested that the vote be postponed to allow time for discussions with city officials, including Kenneth Schwab and Rocky Henkel, regarding the preservation of trees within a proposed drainage easement area, which could provide a mutually beneficial solution.

Chuck Rowland, a property owner on 97th Street, spoke against the County Line Crossing development, citing flooding on his property that he attributed to the nearby Seven Oaks project. He presented visual evidence of tree damage and delivered a formal statement rooted in constitutional and legal language, asserting his rights under the Oklahoma Constitution and broader legal maxims. He emphasized that government officials are obligated to protect citizens' rights, property, and well-being, rather than infringing upon them. Mr. Rowland claimed that insufficient drainage planning and a lack of transparent information violate property rights and the public interest. He declared the vote premature and not representative of the will or security of the people, warning that proceeding would breach officials' sworn duty.

Megan Pasco, a representative from Tanner Consulting, speaking on behalf of Calera Land Group, addressed concerns about the County Line Crossing development. She explained that a drainage reserve is planned to run from Seven Oaks through the property, ultimately connecting to a detention pond. While the drainage area will likely need to be cleared to construct the channel, they are open to coordinating with the city to preserve perimeter trees where possible. She emphasized that ensuring proper drainage to protect future homes is the top priority and acknowledged additional concerns, such as traffic, as common issues typically addressed during the development process.

Robert Goranson addressed the crowd, asking for respect while others were speaking. He explained that during development, it's often necessary to remove trees to install streets, utilities, and housing foundations, as the land must be graded uniformly. While new trees can be planted later, preserving every existing tree is not practical or feasible for the developer. He then invited further discussion on any remaining concerns.

During continued discussions with Ms. Pasco regarding the County Line Crossing preliminary plat, the developer clarified that a common reserve area in the southeast corner is designated for a detention pond, which may or may not retain water, depending on the final engineering. The HOA will maintain this area as open green space. A question arose about a plat note requiring fences to be installed by a "professional installer," prompting debate over what qualifies as professional, with concerns that homeowners shouldn't be restricted from simple repairs. Ms. Pasco agreed to revisit that language with staff before final plat approval. Regarding drainage, it was noted that the area has historically experienced flooding, even before recent developments, and expressed optimism that the project might help improve the situation. The property itself is not located in the FEMA 100-year floodplain, although nearby areas are; Ms. Pasco has indicated that they plan to enhance the roadside ditches. A question about the location of a fallen tree remained unresolved due to a lack of clear evidence.

City staff outlined the notification process for the County Line Crossing development, explaining that notices were mailed to property owners within a 300-foot radius, signs were posted on the property, and a public hearing was advertised in the Tulsa World. All state and

city requirements for notification and process were met, and a timeline of compliance was available upon request. Staff clarified that some residents may not have received notices if their properties fell outside the 300-foot radius. The comprehensive plan already designated the area for residential use, and stub streets in neighboring developments signaled anticipated expansion.

Officials acknowledged residents' emotional concerns and reiterated that the developer has followed all legal procedures. While public input is valued, the city's role is to apply the law fairly to both applicants and citizens. In response to a final question about whether residents still influence a preliminary plat approval vote, staff and officials indicated that while adjustments may still occur through engineering and design, major decisions are determined mainly once the plat is approved, limiting future influence unless tied to specific technical or compliance issues.

Amanda Yamaguchi clarified that the County Line Crossing project is still in the early stages, with several steps remaining. The current discussion concerns the preliminary plat, which will be followed by a conditional final plat involving detailed engineering plans for paving, drainage, and stormwater systems. That conditional final plat must be reviewed again by the Planning Commission and then approved by the City Council. Tree clearing may begin earlier, depending on the submission of permits.

Staff emphasized that the zoning—RS3 and RS4—does not require any specific buffer, such as 50 or 100 feet. While a reserve area of approximately 65 feet exists in parts of the plan, it does not encompass the entire rear property line and is aligned with natural drainage channels. Since the development did not proceed as a Planned Unit Development (PUD), the city cannot require additional buffering beyond existing ordinances. While another development in Broken Arrow included a 50-foot buffer, it was a unique condition under a PUD, which this project is not.

The current zoning code was followed, and although a new ordinance would require more buffering, it is not yet in effect and does not apply retroactively. Ms. Yamaguchi also explained that plat approvals do not require public notification, unlike zoning cases.

Lastly, Jason Coan asked the applicant whether there are any plans to plant trees in cleared areas after construction, indicating ongoing interest in mitigating environmental concerns within current limits.

Ms. Pasco confirmed that tree planting is required by the Broken Arrow zoning ordinance along arterial streets, so that trees will be planted as part of the project. She also expressed willingness to work with city staff to explore the possibility of relocating some of those required trees to internal areas of the subdivision, depending on site conditions and staff approval during the review of final engineering and ordinances.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
Move to Approve Item 25-925 PT-002253-2025|PR-000832-2025, Preliminary Plat for County Line Crossing, 49.03 acres, 166 lots, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential) via BAZ-002130-2023, located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)

The motion carried by the following vote:

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

6. Public Hearings

- A. 25-939 **Public hearing, consideration, and possible action regarding BAZ-002217-2025 (Rezoning), 21060 E 45th Street, 2.32 acres, A-RMH (Annexed Residential Mobile Home) to RS-4 (Single Family Residential), located approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-939 BAZ 2217-2025 is a rezoning request to change 2.32 acres from ARMH (Annexed Residential Mobile Home) to RS4 (Single Family Residential) to enable a future lot split. The property, located south of Dearborn Street and west of 37th Street within Sun City, aligns with the Comprehensive Plan's Level Three designation. A right-of-way for East 45th Street exists along the north edge; however, a pond has prevented the completion of street construction. Water service is available, and a utility easement will be required for an existing water line crossing the property. Septic systems must remain entirely within their respective lot boundaries. Staff recommends approval based on land use compatibility and plan compliance.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa
Move to Approve Item 25-939 BAZ-002217-2025 (Rezoning), 21060 E 45th Street, 2.32

acres, A-RMH (Annexed Residential Mobile Home) to RS-4 (Single Family Residential), located approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)

The motion carried by the following vote:

Aye: 5 -

Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

B. 25-943 Public hearing, consideration, and possible action regarding BAZ-002238-2025 (Rezoning), Harvest Church, 6.45 acres, A-1(Agricultural) to CG (Commercial General), located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-943, BAZ 2238-2025 is a rezoning request to change 6.45 acres from A1 (Agriculture) to CG (Commercial General) at the northwest corner of New Orleans Street and Lynn Lane. The site, currently unplatted, will have access from both adjacent roads. It falls within Comprehensive Plan Level 4, which supports CG zoning. Part of the land is intended for future use by Harvest Church, which will require a separate specific use permit once the church's exact location is determined. The property is not in a 100-year floodplain. Staff recommends approval, contingent on the property being platted.

Maritza Soto, a resident living at 710 East New Orleans Street, which is directly adjacent to the proposed rezoning site for BAZ 2238-2025, expressed strong concerns about traffic safety, uncertainty regarding future development, and potential impacts on the neighborhood's quality of life. She noted that Lynn Lane is a narrow road unsuited for commercial traffic and feared an increased risk of accidents. Ms. Soto questioned the vague mention of a future church, suggesting it may be used to secure rezoning approval without commitment. She worried that the land could be sold to a gas station or for a similar use, which would increase noise, lighting, and loitering, and lower property values. Ms. Soto urged the need for clear, finalized development plans before approval, emphasizing the community's requirement for transparency and protection.

Maritza Soto also raised concerns about the uncertainty surrounding the property's future use, particularly the vague status of the proposed Harvest Church. She emphasized that the lack of finalized plans left residents uneasy about what commercial uses could eventually occupy the land. Planning Commission members clarified that, although the property is currently zoned agricultural, it has been designated for future commercial use in the city's comprehensive plan for some time. They explained that developers typically seek zoning approval before investing in detailed plans and engineering, which is why exact site plans weren't yet available. While the commission acknowledged her concerns, they noted that the rezoning request aligns with the comprehensive plan, limiting their ability to reject it. Commissioners encouraged dialogue between the applicant and neighboring residents to help address outstanding questions.

Nate Lovelle, who owns property directly north of the proposed rezoning site at 101st and Lynn Lane, acknowledged that the area is likely to be developed commercially but asked for clarification on how a Special Use Permit fits into the process. Specifically, he wanted to understand what happens after the rezoning is approved and how the special use permit—such as the one expected for Harvest Church—affects or governs what can be built on the property.

Amanda Yamaguchi clarified for Mr. Lavelle that the current request is strictly to rezone the property from A-1 (Agriculture) to CG (Commercial General). A church, classified as a "place of assembly," is not currently approved and would require a separate specific use permit. That permit ensures the proposed church use is suitable for the location, considering factors such as traffic and parking.

If a church is later proposed, the applicant must submit a complete site plan and go through the same public notification and hearing process. Neighbors within 300 feet would be notified and have an opportunity to speak again. CG zoning allows only commercial uses—no apartments or industrial uses—and includes buffer requirements, such as a 10-foot separation and screening (like fences) between commercial and residential areas. Churches may receive some flexibility in those requirements.

In summary, only the commercial zoning is being considered now; any future use, including a church, must go through additional steps involving public input and city review.

Bill Dedrick of Route 66 Engineering stated that a pre-development meeting with the city is scheduled for the following week to begin engineering plans. He confirmed that Lynn Lane is slated for widening, with plans already approved, and possibly under early construction. He assured that an existing drainage channel and trees on the northeast part of the property will be preserved and untouched. The church is currently planned for the west side of the property, which is also the site's low point, making it suitable for the required stormwater detention. This layout will create a natural buffer zone: starting at the property line, followed by a detention

area, landscaping, parking, and then the church building.

Mr. Dedrick confirmed that the current plan for the site includes placing the church on the western portion of the property, with detention areas and landscaping creating a buffer, particularly along the northwest and west sides. The northeast drainage channel will remain untouched to preserve water flow and natural vegetation, providing a buffer for adjacent properties, such as Mr. Lavelle's.

Amanda Yamaguchi confirmed that the widening of 9th Street (Lynn Lane) from Washington to New Orleans is currently under design and is expected to begin construction in the summer. The development will also include sidewalks and must comply with Broken Arrow's new zoning code for setbacks and landscaping. However, the commercial zoning standards remain essentially unchanged between the current and new codes.

Mr. Dedrick added that while the church is the primary use planned, there is enough land—specifically at the hard corner—for future commercial uses such as retail or a restaurant to support the church financially. However, Ms. Yamaguchi clarified that no future use is guaranteed at this stage until the property goes through site planning, platting, and any required permits. The example of Core Church was cited, where commercial parcels were later developed alongside the central facility. The development remains conceptual, but foundational planning is underway.

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

Move to Approve Item 25-943 BAZ-002238-2025 (Rezoning), Harvest Church, 6.45 acres, A-1(Agricultural) to CG (Commercial General), located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)-

The motion carried by the following vote:

Aye: 5 -

Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

- C. 25-932 Public hearing, consideration, and possible action regarding COMP-002154-2025 (Comprehensive Plan Change), Tower Corner, 11.40 acres, Levels 4 & 3 to Level 4, located on the northeast corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-932, Comprehensive Plan Change Request 2154-2025, which seeks to reclassify 11.40 acres at the northeast corner of New Orleans Street and Lynn Lane from a mix of Levels 3 and 4 to entirely Level 4. This change aligns with the city's plan to construct a water tower, which is already underway, and prepare the remaining land for future Commercial General zoning. The property is not within a 100-year floodplain, and necessary utilities will be extended during the platting and engineering phase. The city is the applicant and current owner, and staff recommends approval based on location and surrounding land uses.

Nate Lovelle, referencing the earlier rezoning discussion, asked who the applicant was for Comprehensive Plan Change Request 2154-2025 and what urgency prompted the request. Amanda Yamaguchi responded that the City of Broken Arrow is the applicant and current property owner. The impetus for the change is the ongoing construction of a water tower on the site, and the comprehensive plan amendment ensures the remaining property can be appropriately zoned for future commercial development in alignment with long-term land use goals.

Ms. Yamaguchi clarified that the current item—Comprehensive Plan Change Request 2154-2025—is the first formal step toward future development of the site beyond the water tower, which is already under construction. Once the tower is complete, the city plans to split the lot, retain ownership of the tower portion, and potentially sell the rest for commercial use. In response to Mr. Lovelle's concerns about runoff during construction and future protections, Ms. Yamaguchi explained that stormwater mitigation measures, such as silt fences, are required and that recent heavy rains have caused widespread issues that the city is working to address. She emphasized that no additional development is planned at this time, and any future rezoning or development would go through standard public notification and review processes. She also offered to provide Mr. Lovelle with a copy of the CG (Commercial General) zoning use table so that he could review the types of development permitted.

Larry Carmack (via e-mail), a resident living adjacent to the proposed site, voiced concerns over the request to change 11.4 acres from a mix of Level 3 and Level 4 to whole Level 4 in the Comprehensive Plan. He cautioned that Level 4 zoning allows higher-density commercial development, which may bring increased traffic, noise, and infrastructure strain, potentially disrupting nearby residential areas. Mr. Carmack emphasized that no clear site plan has been shared with the public and questioned whether traffic or environmental studies had been completed. He urged the Commission to either delay the decision until such analyses and plans are available or approve the change with conditions, such as added buffers and traffic

improvements. He stressed that while residents support thoughtful development, it must be transparent, balanced, and respectful of the surrounding community. In response to Larry Carmack's comments, commissioners clarified that most of his concerns—such as traffic, lighting, and specific site plans—fall outside the scope of the current Comprehensive Plan amendment and would be addressed later in the rezoning and development phases. Amanda Yamaguchi noted that while Level 4 allows higher-intensity commercial uses, Level 3 permits high-density residential, like multifamily housing, so both carry forms of intensity, just in different ways.

Commissioners also asked about setbacks near the water tower, with Ms. Yamaguchi estimating it may be 50 feet but deferring a firm answer until the rezoning stage. The water tower is located on the northeast corner of the property, which helps buffer surrounding areas. They further discussed that while this amendment expands the commercial designation, a substantial portion of the land will be occupied by the utility structure, leaving a commercial footprint comparable to that of nearby developments. There is no strict rule of thumb for determining the size of commercial zones at intersections; it typically depends on the surrounding land uses and site-specific considerations.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne
Move to Approve Item 25-932 COMP-002154-2025 (Comprehensive Plan Change), Tower Corner, 11.40 acres, Levels 4 & 3 to Level 4, located on the northeast corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane)

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) - NONE

10. Adjournment

The meeting was adjourned at 6:46 p.m.

MOTION: A motion was made by Robert Goranson, 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