



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, July 24, 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 - NONE

4. Consideration of Consent Agenda

- A. 25-1049 Approval of Planning Commission meeting minutes of July 10, 2025
- B. 25-1053 Approval of PR-0000833-2025|PT-002297-2025, Preliminary Plat, Whiskey Ridge III, approximately 22.95 acres, 92 proposed lots, A-1 (Agricultural) to RS-3 (Single Family Residential)/PUD (Planned Unit Development) 256 via BAZ-1969, located one-half mile south of Rockford Street (31st Street), one-eighth mile east of 23rd Street (193rd E. Avenue/County Line Road)

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

Move to Approve Consent Agenda

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 - NONE

6. Public Hearings

- A. 25-1052 Public hearing, consideration, and possible action regarding PUD-002281-2025 (Planned Unit Development) and BAZ-002280-2025 (Rezoning), Aequitas Tucson Development, 11.72 acres, A-1 (Agricultural) to CH (Commercial Heavy), IL (Industrial Light), and RM (Residential Multifamily), located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue), abrogation of PUD-340

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-1052, which concerns PUD 2281-2025 and BAZ 2280-2025. These items involve rezoning a 12-acre site from A1 Agriculture to a mix of CH Commercial Heavy, IL Industrial Light, and RM Residential Multifamily. The property lies about one-eighth mile south of Tucson Street and one-half mile west of Elm Place.

A comprehensive plan change was previously approved on June 2 of this year, allowing a shift from Levels 2 and 3 to Levels 3 and 6 within the Greenwood Floodplain, contingent on a PUD consistent with what was presented at that time. The current application meets that condition by dividing the property into three distinct use areas separated by the floodplain: multifamily residential on the west, light industrial in the center, and heavy commercial on the east.

According to FEMA maps, the center portion lies in the 100-year floodplain. Future engineering and platting surveys will verify these boundaries and ensure that any areas within the floodplain are either removed from development or designated as reserves. The City of Broken Arrow provides water and sanitary sewer services.

Given the site's location, the proposed land uses, and compatibility with surrounding

development, staff has recommended approval of both the PUD and rezoning requests.

After staff confirmed their support for the proposal, Nicole Watts, the applicant’s representative, stated that they agreed with the staff recommendation and did not have any additional comments.

Commission members asked follow-up questions about the project’s design and access. One concern was about the use of metal wall panels, with a request that future site plan reviews include profiles or cut sheets to ensure decorative finishes rather than utilitarian “farmhouse-style” materials. Staff confirmed that building elevations would be reviewed at later stages to ensure quality.

Further discussion focused on the layout and gating of the property’s three components: townhomes, executive garages, and mini-storage. Ms. Watts clarified that the executive garages and mini-storage facilities would have their gated access, separate from the residential areas. The garages and storage units could be leased to individuals who are not residents of the townhomes, although the residential component itself would likely be gated.

Questions also confirmed that each garage unit would be individually owned or leased, without interior connections between units, and strictly limited to storage use (no living space). Commission members noted the upscale design, including mezzanines, and humorously referenced using the space for vintage vehicles. The discussion concluded with no further objections, reinforcing the project’s alignment with staff recommendations.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa
Move to Approve Item 25-1052 PUD-002281-2025 (Planned Unit Development) and BAZ-002280-2025 (Rezoning), Aequitas Tucson Development, 11.72 acres, A-1 (Agricultural) to CH (Commercial Heavy), IL (Industrial Light), and RM (Residential Multifamily), located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue), abrogation of PUD-340

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)

Commissioner Mindy Payne shared an observation from one of the city trails, highlighting two workers diligently maintaining the area despite the hot weather. She noted that they could have chosen not to engage in the work, but instead were actively doing their jobs and keeping the trail in good condition. Commissioner Payne expressed appreciation for their effort, remarking that it was worth capturing in a quick photo as an example of the city’s crews doing things right.

Chairman Robert Goranson raised a question about whether the city’s zoning ordinance includes guidance for planting native or pollinator-friendly trees, noting his preference for such species in personal landscaping. Staff clarified that while the ordinance does not mandate their use, it does include an approved tree list created with input from a horticulturist. This list identifies which species are native or beneficial to pollinators, indicated by icons like a bee symbol. Chairman Goranson recalled past efforts to improve the city’s landscape ordinance. He mentioned prohibitions on certain invasive trees, like the Bradford and Callery pears, which are now excluded from approved plantings.

Amanda Yamaguchi, Planning and Development Manager, announced that the meeting would be her final session with the planning commission, sharing that she has accepted a new position in Bartlesville and her last day with the City of Broken Arrow will be tomorrow. She expressed gratitude for the opportunity to work with the commission and appreciation for their collaboration during her tenure.

10. Adjournment

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

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

The motion carried by the following vote:

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

Nay: 1- Jaylee Klempa

