



City of Broken Arrow
Minutes
Planning Commission

Robert Goranson Chairman
Jason Coan Vice Chairman
Jaylee Klempa Commissioner
Jonathan Townsend Commissioner
Mindy Payne Commissioner

Thursday, September 26, 2024	5:30 p.m.	City of Broken Arrow Council Chambers 220 South Main Street Broken Arrow, OK
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1. Call to Order

Chairman Robert Goranson called the meeting to order

2. Roll Call

Present: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson
Absent: 1- Jonathan Townsend

3. Old Business

None

4. Consideration of Consent Agenda

Items 4A and 4B were pulled from the Consent Agenda.

- C. 24-1308 Approval of PT-001721-2024 | PR-000166-2022, Conditional Final Plat, One Gas Service Center, 15.59 acres, 1 Lot, R-1 (Single-Family Residential) to CG (Commercial General)/PUD-000725-2023, Located One-half Mile West of 9th Street (Lynn Lane Road) and One-half Mile North of New Orleans Street (101st Street)**
- D. 24-1323 Approval of PT-001726-2024|PR-000768-2024, Preliminary Plat, Reserve at the Pines III, Approximately 0.35 acres, 1 Lot, RS-3(Single-Family Residential), (via BAZ-2041), Located South of Omaha Street (51st Street) and West of 37th Street (209th E. Avenue)**

MOTION: A motion to approve items 4C and D was made by Jaylee Klempa, seconded by Jason Coan.

Move to approve

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jaylee Klempa, Jason Cohen, Robert Goranson

5. Consideration of Items Removed from Consent Agenda

- A. 24-1285 Approval of PR-000135-2022|PT-001717-2024, Park Place III, Conditional Final Plat, 17.09 acres, 75 lots, A-1 (Agricultural) and RS-3 (Single Family Residential)/PUD-304 (Planned Unit Development), Approximately One-quarter Mile North of Kenosha Street (71st Street), Directly East of Midway Road (257th Avenue/79th E. Avenue)**

The property has received approval for single-family development under PUD-304, pending platting. The final plat proposal aligns with the PUD standards, designating one lot as a drainage easement. Primary access was established in earlier phases, connecting to Midway Road via Oakland Street, which ends as a stub street. Some properties are within the 100-year floodplain, with water supplied by Rural Water District No. 4 and sewer service available from the City of Broken Arrow. The Technical Advisory Committee discussed this item on September 17, 2024. Staff recommends approval of the preliminary plat (PR-000135-2022 / PT-001717-2024) for Park Place III, subject to staff comments. The Planning Commission is handling this, and some members requested the item be tabled until the applicant is present for discussion.

MOTION: A motion was made to table item 4A until the applicant can attend by Mindy Payne, seconded by Robert Goranson.

Move to approve

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

- B. 24-1290 Approval of PT-000741-2024/PR-001627-2024, Preliminary Plat, Brook Chase Phase III, Approximately 14.24 acres, 53 Lots, RS-4(Single-Family Residential), Located Approximately One-eighth Mile West of 23rd Street (193rd Avenue/County Line Road) and One-quarter Mile North of Washington Street (91st Street)**

The property west of 23rd Street and north of Washington Street is approved for rezoning to RS-4, pending platting, and will primarily feature single-family lots that meet RS-4 zoning standards. The plat also includes reserve areas for stormwater detention and neighborhood amenities. Primary access will be via Washington Street through the adjacent Brookchase Phase I subdivision. Part of the property is in a 100-year floodplain, with water and sewer service from the City of Broken Arrow. The Technical Advisory Committee reviewed this preliminary plat on September 17, 2024, and staff recommends approval (PR-000741-2024/PT-001627-2024) with comments.

During the meeting, commission members discussed the development's future phases, particularly the extension of East Nashville Street and its impact on traffic. It was clarified that East Nashville Street may not extend to the county line, but the city still considers its exact route. The entire development, spanning five phases, will ultimately include approximately 450–600 lots, affecting Washington Street and Lynn Lane traffic.

MOTION: A motion to approve was made minutes by Robert Goranson, seconded by Jason Cohen.

Move to approve

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

6. Public Hearings

- A. 24-1286 Public Hearing, Consideration, and Possible Action Regarding COMP-001693-2024 (Comprehensive Plan Change), Brook Chase Expanded, 40.2 acres, Level 6 to Level 3, Located Approximately One-eighth Mile West of 23rd Street (193rd E. Avenue/County Line Road) and One-quarter Mile North of Washington Street (91st Street)**

The public hearing discussed a request (COMP-001693-2024) to amend the Comprehensive Plan for a 40.2-acre property west of 23rd Street and north of Washington Street, changing its designation from Level 6 to Level 3 to support a future residential subdivision. The applicant also submitted a rezoning request (BAZ-001692-2024) for RS-4 zoning. The eastern portion of the property lies in a 100-year floodplain, with water and sewer services available from the City of Broken Arrow. Staff recommended approval of the comprehensive plan change, subject to platting.

During the meeting, members reviewed an aerial map to discuss how East Nashville Street could potentially extend through the development to the county line (193rd Street), benefiting traffic flow. The applicant, Austin Mayes, noted that the original intent was to develop the area as residential, aligning with the current comprehensive plan change request. The members examined the preliminary plats for the five phases of the Brook Chase development and clarified the layout to understand future street and neighborhood connectivity better. Robert Goranson closed the public hearing.

MOTION: A motion to approve item 6A for staff recommendations was made by Jason Coan, seconded by Mindy Payne.

Move to approve

The motion carried by the following vote:

Aye: 3 Mindy Payne, Jason Coan, Robert Goranson
Nay: 1 Jaylee Klempa

- B. 24-1289 Public Hearing, Consideration, and Possible Action Regarding BAZ-001692-2024 (Rezoning), Brook Chase Expanded, 17.69 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential), Located Approximately One-eighth Mile West of 23rd Street (193rd Avenue/County Line Road) and One-quarter Mile North of Washington Street (91st Street)**

The public hearing considered a zoning change request (BAZ-001692-2024) for 17.69 acres west of 23rd Street and north of Washington Street, seeking to rezone from A-1 to RS-4 for single-family detached homes. The undeveloped property will be part of the Brook Chase development. Staff will ensure the plat meets RS-4 zoning standards, including access via 16th Street to Washington Street and adherence to Broken Arrow street standards. The eastern portion lies within a 100-year floodplain, and water and sewer services are available from the City of Broken Arrow.

Austin Mayes, representing the applicant, clarified that this request pertains to the area south of Phase V in the preliminary plat. Staff recommended approval, noting that RS-4 zoning aligns with the comprehensive plan. There were no public comments. Robert Goranson closed the public hearing.

MOTION: A motion to approve item 6B for staff recommendations was made by Jason Coan, seconded by Robert Goranson.

Move to approve

The motion carried by the following vote:

Aye: 3 Mindy Payne, Jason Coan, Robert Goranson
Nay: 1 Jaylee Klempa

C. 24-1303 Public Hearing, Consideration, and Possible Action Regarding COMP-001570-2024 (Comprehensive Plan Change), Aspen Park, 7.4 acres, Level 3 to Level 6, Generally Located One-quarter Mile North of West Kenosha Street (East 71st Street South) and One-quarter Mile East of North Aspen Avenue (South 145th East Avenue)

The public hearing discussed a comprehensive plan change (COMP-001570-2024) for a 7.4-acre property near West Kenosha Street and North Aspen Avenue. The applicant, Joseph Watt, requested to amend the plan from level three to Level 6, proposing a mini-storage development. This property, part of PUD-118A, was previously restricted to golf course use. The applicant intends to dissolve the existing PUD and establish a new PUD specifically for mini-storage, with the property rezoned to industrial light (BAZ-1552).

The proposed plan includes an 8-foot concrete wall with landscaping and lighting along Redbud Avenue for aesthetic and security purposes. Access would be from Redbud Avenue without through-access to Aspen Avenue, adhering to city standards and avoiding residential areas. The project intends to address local needs for storage while preserving surrounding aesthetics. Staff recommended approval contingent on platting and City Council approval of the new PUD. There were no public comments. Robert Goranson closed the public hearing.

MOTION: A motion to approve item 6C for staff recommendations was made by Jason Coan, seconded by Mindy Payne.

Move to approve

The motion carried by the following vote:

Aye: 4 Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

D. 24-1306 Public Hearing, Consideration, and Possible Action Regarding BAZ-001701-2024 (Rezoning), Sisney Rezoning, 2.76 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential), Located One-quarter Mile North of Washington Street (East 91st Street South), East of 23rd Street (193rd E. Avenue/County Line Road)

The applicant withdrew this item.

E. 24-1324 Public Hearing, Consideration, and Possible Action Regarding COMP-001715-2024 (Comprehensive Plan Change), Gatesway Multi-Family, 35.5 acres, Level 3 and 6 to Level 3, Generally Located One-half Mile North of East Houston Street (81st Street) and One-quarter Mile East of 9th Street (177th East Avenue / Lynn Lane Road)

The public hearing addressed a comprehensive plan amendment (COMP-001715-2024) for the Gatesway Foundation's 35.5-acre property near East Houston Street and 9th Street. The applicant seeks to reclassify the land from Levels 3 and 6 to Level 3 to allow for a multi-family workforce housing development. The property is partially platted and currently developed, with plans to expand under PUD-176, initially approved in 2007. The proposal aligns with the comprehensive plan, permitting Residential Multi-family (RM) zoning. Staff recommended approval, provided the property is platted. The applicant was present to answer questions.

John Feary, Chairman of the Board for the Gatesway Foundation, spoke at the hearing to explain the purpose of Gatesway's comprehensive plan change request. Gatesway, a 60-year-old organization, serves individuals with disabilities, providing dignity, independence, vocational training, and healthcare. Mr. Feary shared that Gatesway is shifting its business model to remain sustainable due to financial challenges and continue supporting people without caretakers. The proposed change would enable the development of affordable workforce housing (not subsidized or low-income) for Gatesway clients, their caregivers, and some family members. Gatesway would retain 51% ownership in this partnership, ensuring the community remains safe, inclusive, and appealing. The request is to reclassify the entire lot to Level 3, aligning with Gatesway's long-term mission and values. Mr. Feary offered to answer questions and noted that architects and engineers were present.

Resident Ben Thomas voiced concerns about the proposed Gatesway-Beacon Properties partnership to develop an apartment complex. He expressed support for Gatesway's mission but noted that, based on a recent community meeting, the project's details were unclear, particularly regarding Gatesway's access to the apartments. He felt the proposal seemed more focused on general apartment development than supporting Gatesway's clients directly. Mr. Thomas raised concerns about increased traffic on narrow roads with limited infrastructure and the project's potential impact on Rhoades Elementary School's capacity. He questioned whether \$900 rent for a one-bedroom unit is affordable. He suggested a better-suited location with existing infrastructure for apartments nearby.

Jill Hatfield, a resident across from the proposed 180-unit apartment complex, raised concerns about the project's impact on her neighborhood. She noted that only 10-20% of units would serve Gatesway employees or residents, with the rest being income-based housing. Hatfield highlighted issues with traffic on College Street, which has become busier and faster since the 193rd bridge was built. She fears the complex could lower property values, increase strain on local schools and utilities, and impact her property directly. Hatfield expressed concerns over handling utility needs and questioned the effect on her property value if the project proceeds.

Mr. Feary addressed the concerns raised by residents about the proposed 180-unit apartment complex. They emphasized Gatesway's commitment to maintaining a safe and appealing neighborhood, as many Gatesway residents and employees will live there. Gatesway owns a majority share (51%) in partnership with Beacon Properties and retains oversight of property management standards. The complex will offer a mix of housing for Gatesway's workforce, general low-income renters, and people with disabilities, helping meet workforce housing needs for essential workers.

In response to concerns about neighborhood impact, Gatesway has initiated a traffic study, to be completed soon, and confirmed that measures such as emergency gates might be considered if needed. Additionally, Mr. Feary reassured the Commission that they could terminate the management partnership if standards were not upheld, underlining their commitment to the community and the Foundation's longstanding mission. Robert Goranson closed the public hearing.

MOTION: A motion to approve item 6E for staff recommendations was made by Jason Coan, seconded by Mindy Payne.

Move to approve

The motion carried by the following vote:

Aye: 4

Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

7. Appeals

No appeals at this time.

8. General Commission Business

A. 24-1288 Consideration, Discussion, and Possible Approval of 2025 Planning Commission Meeting Schedule

During a discussion about meeting times, a commissioner proposed maintaining the current start time of 5:30 p.m. rather than changing it to 5:00 p.m. Other members favored this for logistical reasons, making attendance easier for commissioners and the public. One commissioner humorously noted their difficulty arriving on time for a 5:00 p.m. meeting due to traffic. Additionally, there was a brief mention of staff scheduling concerns around holiday breaks, but it was confirmed that there were no conflicts with upcoming meetings. The new meeting schedule for November and December has been adjusted to the first and third Thursdays of those months.

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

Move to approve

The motion carried by the following vote:

Aye: 4

Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

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

Robert Goranson proposed discussing a change in the seating arrangement for the planning commission to align more closely with the format used by the City Council. The proposal stems from the commissioner's experience with the Planning Commission 30 years ago and observations made since the Council altered its seating during COVID-19. The suggested layout would place the chair and vice chair in prominent positions, with other members seated based on their length of service, allowing them to face the applicants directly. The

commissioner believes this arrangement would foster better discussion and clarity for applicants and the public. They emphasized that while a formal vote isn't necessary, the shift could enhance the commission's dynamics and overall effectiveness, creating a more consistent experience for those presenting to the planning commission and the city council.

A city staff member announced Christopher Cieslak is now the Permitting, Licensing, and Sustainability Manager. Hannah Rystedt was announced as the new planning intern.

10. Adjournment

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

Move to approve

The motion carried by the following vote:

Aye: 5 -

Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson