



**City of Broken Arrow**  
**Planning Commission**  
**Minutes**

City of Broken Arrow  
220 South 1st Street  
Broken Arrow, OK 74012

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**Thursday, April 9, 2026**

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

**3. Old Business - NONE**

**4. Consideration of Consent Agenda**

- A. 26-475 Approval of Planning Commission meeting minutes of March 12, 2026
- B. 26-476 Approval of Planning Commission meeting minutes of March 26, 2026
- C. 26-489 Approval of LOT-002711-2026, Aspen Ridge Business Park North Lot Line Adjustment, 2 lots, 3.7 acres, CG (Commercial General) & PUD-001405-2024, located one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th E. Avenue)
- D. 26-482 Approval of LOT-002712-2026, Boyko Lot Split, 1 lot to 2 lots, 0.39 acres, DROD Area 3, located approximately one-third mile north of Houston Street (81st Street) and one-third mile west of 9th Street (177th E Avenue/Lynn Lane)
- E. 26-491 Approval of PT-002636-2026|PR-000934-2026, Preliminary Plat, Bentree Lift Station, approximately 6.27 acres, 1 Lot, AG (Agricultural)/PUD-001983-2025, located one-eighth mile south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)
- F. 26-472 Approval of PR-000848-2025 | PT-002731-2026, Conditional Final Plat, The Villages at Rose Hill, 12.86 acres, AG (Agricultural) to RMF (Residential Multifamily) via PUD-001787-2024 and BAZ-001788-2024, located approximately one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road)
- G. 26-492 Approval of PR-000768-2024|PT-002601-2025, Conditional Final Plat, The Pines III, 19.14 acres, 71 lots, AG (Agricultural) to RS-P (Single Family Residential - Preservation) via BAZ-2041, at the southeast corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue)

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 - NONE**

**7. Appeals - NONE**

**8. General Commission Business - NONE**

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

Mindy Payne and Jason Coan thanked voters for coming out.

**10. Adjournment**

The meeting was adjourned at 5:33 p.m.

MOTION: A motion was made by Jonathan Townsend, seconded by Jason Coan  
**Move to Adjourn**

The motion carried by the following vote:

**Aye: 4 -**

Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

**Nay: 1-**

Mindy Payne