



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Jaylee Klempa
Vice Chair Robert Goranson
Member Jonathan Townsend
Member Jason Coan
Member Mindy Payne

Thursday, November 16, 2023

Time 5:30 p.m.

Council Chambers

1. Call to Order

Chairperson Jaylee Klempa called the meeting to order at approximately 5:30 p.m.

2. Roll Call

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

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

- A. 23-1454** Approval of request for use of primarily EIFS exterior building materials, Taco Bell at Aspen Ridge, 0.95 acres, approximately one-half mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)
- B. 23-1455** Approval of PR-000084-2022|PT-001127-2023, conditional final plat, Stone Bluff II at Forest Ridge, 6.07 acres, 16 Lots, PUD-66/R-1, located east of 79th Street (Midway Road/S. 257th E. Avenue), one-half mile south of Kenosha Street (71st Street)
Staff Planner Henry Bibelheimer presented the Consent Agenda.

Chairperson Klempa explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was removed for discussion. She asked if there were any Items to be pulled from the Agenda.

Commissioner Jason Coan asked for Item 4A to be removed for discussion.

MOTION: A motion was made by Jonathan Townsend, seconded by Jason Coan.

Move to approve the Consent Agenda Item 4B

The motion carried by the following vote:

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

Chairperson Klempa indicated Item 4B would go before City Council on December 5, 2023.

5. Consideration of Items Removed from Consent Agenda

Planning and Development Manager Amanda Yamaguchi explained Item 4A was a request to use primarily EIFS as the main building material for a Taco Bell at Aspen Ridge Business Park. She stated code allowed for the use of EIFS, just not as the primary building material, however, that was according to code approved in 2008 when the installation of EIFS caused issues with retaining moisture. She explained those issues were remedied in the years past and Staff no longer had any issues with EIFS being the primary building material.

Commissioner Coan stated he did not have any issues with EIFS as there had been technology changes in regard to EIFS. He stated the building material would be primarily EIFS. He asked if there would be some brick and stone or all EIFS.

Ms. Yamaguchi responded, most of it was EIFS, but the belltower was hardy board; there was no stone or brick. She stated code did not require brick, just masonry material.

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend.

Move to approve the Consent Agenda Item 4A

The motion carried by the following vote:

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

6. Public Hearings

There were no Public Hearings.

7. Appeals

There were no Appeals.

8. General Commission Business

There was no General Commission Business.

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

Ms. Yamaguchi introduced Broken Arrow’s new Senior Planner, Joel Hensley.

10. Adjournment

The meeting adjourned at approximately 5:35 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.

Move to adjourn

The motion carried by the following vote:

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