



City of Broken Arrow

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

Minutes

Planning Commission

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

Thursday, March 27, 2025

5:30 p.m.

Council Chambers

1. Call to Order

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

2. Roll Call

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

3. Old Business - None

4. Consideration of Consent Agenda

- A. 25-407 Approval of Planning Commission meeting minutes of March 13, 2025
- B. 25-402 Approval of PT-002053-2025|PR-000089-2022, Preliminary Plat, The Enclave at Southern Hills, approximately 20.13 acres, 3 Lots, located south of New Orleans Street (101st Street) and east of Olive Avenue (129 Avenue)
- C. 25-397 Approval of PT-002050-2025|PR-000784-2024, Conditional Final Plat for Hackberry Market, 30.54 acres, 6 lots, CN (Commercial Neighborhood), CG (Commercial General), RD (Residential Duplex), and R-2 (Single Family Residential) to CH (Commercial Heavy) and PUD-001818-2024 via BAZ-001817-2024, northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th E. Avenue)
- D. 25-395 Approval of LOT-001770-2024 (Lot Split), Villas at Battle Creek, Lot Split, 11.45 acres, 1 lot to 2 lots, CG (Commercial General)/PUD (Planned Unit Development) 94, one-quarter mile south of Omaha Street (51st Street), east of Aspen Avenue (145th E. Avenue)
- E. 25-403 Approval of LOT-002054-2025 (Lot Change), 2 Lots, Parcel A Lot 1, Block 1 Outlet Mall & Parcel B unplatted, 1 Proposed Lot, approximately 28.36 acres, located on east Aspen Avenue (145th Avenue), and one-quarter mile south of Omaha Street (51st Street)
- F. 25-398 Approval of LOT-002055-2025 (Lot Consolidation), Villas at Battle Creek, 1 Proposed Lot, 12.93 acres, located south and east of the southeast corner of Omaha Street (51st Street) and Aspen Avenue (145th E. Avenue)

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
Move to approve Consent Agenda minus Item E. 25-403

The motion carried by the following vote:

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

5. Consideration of Items Removed from Consent Agenda

- E. 25-403 Approval of LOT-002054-2025 (Lot Change), 2 Lots, Parcel A Lot 1, Block 1 Outlet Mall & Parcel B unplatted, 1 Proposed Lot, approximately 28.36 acres, located on east Aspen Avenue (145th Avenue), and one-quarter mile south of Omaha Street (51st Street)

Joel Hensley, Senior Planner, presented Item 25-403, Lot 2054-2025 involves consolidating two parcels—Parcel A, Lot 1, Block 1 of Outlet Mall, and Parcel B, Unplotted—into one lot of approximately 28.36 acres located east of Aspen Avenue and a quarter mile south of Omaha Street. The zoning is CG with no minimum lot area and a 200-foot frontage requirement, which the proposed lot meets. The property is outside the 100-year floodplain, according to FEMA maps, and city water and sewer services are available. No objections were raised by Public Service Company of Oklahoma, Windstream, or Cox Communications during the Technical Advisory Committee meeting on March 18, 2025. Staff recommends approval of the lot consolidation, contingent on submitting a new warranty deed for stamping before recording in Tulsa County.

The property, owned by Battle Creek Church, was initially intended for an Outlet Mall, as reflected by the plat name. Unless replatted, it will retain the Outlet Mall name despite its current use as a church. The plat was filed in 1984, which reflects its initial commercial purpose before being repurposed by the church.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
Move to approve Item 25-403 LOT-002054-2025 (Lot Change), 2 Lots, Parcel A Lot 1, Block 1 Outlet Mall & Parcel B unplatted, 1 Proposed Lot, approximately 28.36 acres, located on east Aspen Avenue (145th Avenue), and one-quarter mile south of Omaha Steet (51st Street)

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

6. Public Hearings

- A. 25-394 Public hearing, consideration, and possible action regarding PUD-002031-2025, minor amendment to PUD-94V, Maverik 5396, 2.3 acres, Commercial Heavy (CH) and PUD-94V, located approximately one-half mile north of West Albany Street (East 61st Street) and east of Aspen Avenue (South 145th Avenue).**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-394 PUD 2031-2025 is a minor amendment to PUD 94V, concerning Lot 1, Block 1 of the Kum & Go store No. 3866, located about half a mile west of Albany Street and east of Aspen Avenue. The amendment aims to modify signage requirements set by PUD 94V, approved by City Council on November 11, 2020, which limited sign height to 25 feet. The applicant seeks to revert the PUD language to align with current zoning code, allowing a 50-foot sign due to frontage along the Broken Arrow Expressway.

Further discussion centered on why Maverick, rebranding from Kum & Go, is requesting a modification to PUD 94V to allow a 50-foot sign instead of the previously approved 25-foot limit. The original restriction, approved by City Council on November 11, 2020, was based on Come and Go's marketing preference. Maverick wants a taller sign for better visibility from the Broken Arrow Expressway rather than arterial streets. The request aligns with current zoning code standards, allowing 50-foot signs along highways. The nearby apartments are approximately 300-400 feet away, so lighting is unlikely to be an issue. There was no public opposition or applicant present during the discussion.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to Approve Item 25-394 PUD-002031-2025, minor amendment to PUD-94V, Maverik 5396, 2.3 acres, Commercial Heavy (CH) and PUD-94V, located approximately one-half mile north of West Albany Street (East 61st Street) and east of Aspen Avenue (South 145th Avenue).

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

7. Appeals - NONE

8. General Commission Business

- A. 25-416 Consideration, discussion, and possible approval of building elevations for SITE-001722-2024, National Grocer, 2.6 acres, CH (Commercial Heavy)/SP (Specific Use Permit) 233, located one-quarter mile north of Kenosha Street, one-third mile east of 9th Street (177th E. Avenue/Lynn Lane Road.24-1288Consideration, Discussion, and Possible Approval of 2025 Planning Commission Meeting Schedule**

Mackenzie Hackett, Staff Planner, presented Item 25-416 Site-001722-2024, which involves a proposed National Grocer on 2.6 acres, zoned commercial heavy with Specific Use Permit 233, located north of Kenosha Street and east of 9th Street. The site plan was approved on November 12th, 2024, after being submitted on August 23rd, 2024. On March 21st, 2025, the applicant requested a facade variance to use EFIS as the primary building material, with stone and metal accents, contrary to Section 5.8.G.1 of the zoning ordinance that restricts EFIS from being the primary facade material. Staff recommends approval of the updated elevations submitted on March 21st, 2025.

The staff did not suggest any changes to the proposed design. During the site plan review, there were some modifications made through discussions between staff and the applicant, resulting in the current submission. Commissioners generally agreed that the building looks good, with no concerns about the use of corrugated material or other aspects of the design.

MOTION: A motion was made by Mindy Payne, seconded by Jonatan Townsend
Move to approve Item 25-416 building elevations for SITE-001722-2024, National

Grocer, 2.6 acres, CH (Commercial Heavy)/SP (Specific Use Permit) 233, located one-quarter mile north of Kenosha Street, one-third mile east of 9th Street (177th E. Avenue/Lynn Lane Road.24-1288Consideration, Discussion, and Possible Approval of 2025 Planning Commission Meeting Schedule

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

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

Joel Hensley, Senior Planner, announced that this was his last planning commission meeting, as he is moving back to Missouri to be closer to his family and old friends. He mentioned his mother was present at the meeting and shared that he will be relocating to St. Louis, specifically Clayton, Missouri.

10. Adjournment

The meeting adjourned at 5:44 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: 4 -

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson