



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, October 23, 2025	5:30 p.m.	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. 25-1498 Approval of Planning Commission meeting minutes of October 9, 2025
- B. 25-1503 Approval of LOT-002447-2025, Walman Lot Split, 1 lot to 2 lots 0.69 acres, CH Zoning District, located on the northwest corner of Aspen Ave (145th E Ave) and Tucson Street (121st Street)
- C. 25-1520 Approval of PT-002453-2025 | PR-000794-2025, Conditional Final Plat, The Villas at Turnberry Lot 1, Block 1 Replat, 0.84 acres, CG (Commercial General), south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)
- D. 25-1522 Approval of PT-002423-2025|PR-000843-2025, Preliminary Plat for East Broken Arrow Retail, 7.5 acres, 6 lots, CG (Commercial General) to CH (Commercial Heavy) via BAZ-002310-2025, located at the southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. Avenue)

MOTION: A motion was made by Jason Coan, 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. 25-1507 Public hearing, consideration, and possible action regarding COMP-002424-2025 (Comprehensive Plan Change), Arrow Forge, 99.52 acres, Levels 3, 6, and FD to Level 7 and FD, located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)

José Jimenez, Planner II, presented Item 25-1507, a considered Comprehensive Plan Change COMP-002424-2025, a proposal to redesignate 99.52 acres south of Florence Street and a quarter-mile east of Olive Avenue for the Arrow Forge Innovation District. The request changes the property's classification from Levels 3 and 6 with Floodway/Floodplain designations to Level 7 and Floodplain Greenway, aligning with the City's long-term goal of supporting advanced industry and technology uses.

Staff explained that this adjustment would enable future rezoning to Commercial Heavy or Industrial classifications, consistent with the intent to develop the site as Broken Arrow's Innovation District—a project first supported through the 2018 General Obligation Bond. The initiative is designed to attract advanced manufacturing and technology employers, create high-wage jobs, and promote workforce development and skill-building.

Surrounding properties include agricultural and vacant land to the east, south, and west, and a mix of residential and public institutional uses to the north. While portions of the site lie within

the 100-year floodplain, water and sewer infrastructure are available.

Given the location between Olive Avenue and the Creek Turnpike and the prior voter-approved investment for the district’s infrastructure, staff recommended approval of the Comprehensive Plan amendment, subject to standard floodplain requirements.

During the discussion of the comprehensive plan amendment, commissioners raised concerns about potential semi-truck traffic associated with future industrial or logistics development at the site, especially near the school zone on Florence Street.

Staff confirmed that Level 7 land-use allows light and heavy industrial uses, which could include truck operations, but noted that the area’s location between major arterials and the Creek Turnpike should help absorb traffic without major local impacts. It was also mentioned that 111th Street has been widened to improve flow, and the area includes a school speed zone and a pedestrian beacon for students.

Commissioners reiterated safety worries about children crossing near the new apartments and school if semis increase. Staff and city engineers explained that a spine road is already being built through the southeastern corner of the site and will eventually extend east to connect with Norfolk, creating an alternate route for trucks. They also noted that Olive Avenue remains two lanes south of the turnpike, but intersection improvements and possible traffic signal installation at the district entrance are planned.

Commissioners added that the pedestrian-activated crosswalk light (hybrid beacon) design has worked well in other high-traffic school zones in Tulsa, supporting its continued use here. Overall, staff assured commissioners that traffic management, truck routing, and pedestrian safety would be addressed during later engineering and development stages.

MOTION: A motion was made by Jason Coan, seconded by Robert Goranson
Move to Approve Item 25-1507, COMP-002424-2025 (Comprehensive Plan Change), Arrow Forge, 99.52 acres, Levels 3, 6, and FD to Level 7 and FD, located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)

The motion carried by the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson
Nay: 1 - Mindy Payne

B. 25-1499 Public hearing, consideration, and possible action regarding PUD-002431-2025, minor amendment to PUD-124, 9 acres, IL (Industrial Light)/PUD-124, located one-third mile south of Omaha Street (51st Street), west of Aspen Avenue (145th E. Avenue)

Mackenzie Hackett, Staff Planner, presented Item 25-1499, PUD-002431-2025, a minor amendment to PUD 124 for the Battle Creek Mini Storage site, a nine-acre property zoned Industrial Light (IL) and PUD 124, located about one-third mile south of Omaha Street and west of Aspen Avenue.

The amendment proposes a slight adjustment to the west setback, reducing it from 30 feet to 28.5 feet to accommodate existing development. No other setbacks or design standards will be changed.

Background history noted that the original PUD 124 was approved in 2000, followed by prior minor amendments in 2009 (sign modifications) and 2021 (exterior, screening, and open vehicle storage changes).

Staff confirmed the property is outside the 100-year floodplain and found the request consistent with surrounding land uses and zoning. Staff therefore recommended approval of PUD-002431-2025.

During the discussion of PUD-002431-2025, commissioners clarified that the only modification in the amendment was a reduction of the west setback from 30 feet to 28.5 feet.

Ms. Hackett confirmed this was the sole change and that all other conditions of the original PUD remained intact. She explained that the setback adjustment was needed because the applicant plans to expand two buildings along the west side of the mini-storage site, and the expansion would slightly exceed the current setback requirements.

When asked, she confirmed that no easements are being altered—only the setback line—and that the applicant, not city staff, initiated the request. City departments had no objections to the modification.

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa
Move to Approve Item 25-1499 PUD-002431-2025, minor amendment to PUD-124, 9

acres, IL (Industrial Light)/PUD-124, located one-third mile south of Omaha Street (51st Street), west of Aspen Avenue (145th E. Avenue

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

A. 25-1519 Consideration, discussion, and possible approval of 2026 Planning Commission meeting schedule

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne

Move to Approve Item 25-1519 2026 Planning Commission meeting schedule

The motion carried by the following vote:

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

B. 25-1526 Appointment of two (2) Planning Commissioners to serve on the Downtown Master Plan Advisory Committee

Rocky Henkel, Director of Community Development, presented Item 25-1526. The City of Broken Arrow’s new Downtown Master Plan Advisory Committee has been formally established under Ordinance 3898, marking the city’s first comprehensive downtown study since 2005, which produced today’s Rose District. The upcoming plan will envision the future of downtown from 71st Street to 91st Street and from Elm Place to Lynn Lane, examining how to extend and redefine the area’s identity and opportunities.

City staff received 13 consultant proposals and will present a recommendation to the City Council in early November. The advisory committee will include 18–20 members, with representation from the City Council (two appointees each), the Planning Commission (two members), the school district, the Chamber of Commerce, the Economic Development Corporation, the City Manager, and additional local stakeholders.

The study’s primary focus is land use. Still, it will also evaluate economic development, infrastructure, and community identity—including potential expansion or creation of new districts beyond 81st Street, and the reuse of major sites such as City Hall (once it relocates to 91st & Main), Harvest Church, and the future Veterans Museum site.

The committee is expected to meet monthly for about a year, encouraging robust public engagement as it shapes the next phase of Broken Arrow’s downtown growth.

The commissioners discussed participation in the upcoming Downtown Master Plan Advisory Committee. They confirmed that its focus will include streetscapes, lighting, and overall design, though land use will remain the top priority. Commissioners noted that the study could explore renaming or creating a new district south of 81st Street, such as a “Patriot District,” as part of its broader downtown vision.

Staff explained that RFP reviews and contract selection are underway, with committee meetings expected to begin in December or January. Commissioners Mindy Payne and Jaylee Klempa both volunteered and were nominated to serve on the committee. The group agreed they would provide regular progress updates to the Planning Commission once meetings begin.

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

Move to Approve Item 25-1526 Appointment of two (2) Planning Commissioners, Mindy Payne and Jaylee Klempa, to serve on the Downtown Master Plan Advisory Committee

The motion carried by the following vote:

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

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

During the closing discussion, Planning Commissioner Mindy Payne asked for an update on the New Orleans Square Overlay District, and Mr. Henkel explained that the Council recently held individual meetings with members to review it. Feedback from those sessions indicated the overlay has become too restrictive for developers, citing examples such as the McDonald’s rebuild project that couldn’t meet current criteria despite being an existing use. Staff will now review the entire overlay for possible revisions or repeal and present recommendations to both the Planning Commission and City Council.

Mr. Henkel also confirmed that the subdivision regulations update remains in progress and will return to the Commission once revisions are complete.

Mr. Henkel introduced Jane Wyrick, the new Planning & Development Manager, and Rebecca Blaine, the new Planning Section Manager, both with prior experience in Shawnee, Newcastle, and Guthrie. Commissioners praised the strengthened planning team and discussed the late delivery of meeting agendas, noting that it limits their ability to review materials or visit sites beforehand.

The issue was acknowledged, and staff are working to meet the goal of distributing agendas by the Friday before meetings, now that the department is fully staffed. Rocky Henkel suggested sending draft agendas as a backup and emphasized the importance of holding applicants to submission deadlines. The exchange ended on a humorous note, with appreciation for the team’s collaboration and good spirits.

10. Adjournment

The meeting was adjourned at 6:00 p.m.

MOTION: A motion was made by Jason Coan, seconded by Robert Goranson

Move to Adjourn

The motion carried by the following vote:

Aye: 3 - Jonathan Townsend, Jason Coan, Robert Goranson
Nay: 2 - Mindy Payne, Jaylee Klempa