



City of Broken Arrow
Planning Commission
Minutes

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

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

Thursday, April 9, 2026

Council Chambers

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

Aye: 4 -
Nay: 1-