



**City of Broken Arrow**  
**Meeting Agenda**  
**Planning Commission**

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

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**Thursday, December 14, 2023**

**5:30 PM**

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

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

**4. Consideration of Consent Agenda**

- A. [23-1585](#) Approval of Planning Commission meeting minutes of December 7, 2023

**Attachments:** [12-07-2023 Planning Commission Minutes.he](#)

- B. [23-1584](#) Approval of LOT-000830-2023 (Lot Split), BA Brown, 1 Lot into 4, approximately 104 acres, southeast corner of Washington Street (91st Street) and 23rd Street (193rd East Avenue/County Line Road)

**Attachments:** [2-Case Map](#)  
[3-Aerial](#)  
[4-Comprehensive Plan](#)  
[5-Lot Split Exhibit](#)  
[6-FEMA Floodplain Map](#)

**5. Consideration of Items Removed from Consent Agenda**

**6. Public Hearings**

**7. Appeals**

**8. General Commission Business**

- A. [23-1595](#) Consideration, discussion, and possible action with Respect to a Resolution Recommending that the City of Broken Arrow, Oklahoma, through its City Council, create a Tax Increment District and approve The Sunset at Broken Arrow Economic Development Project Plan

**Attachments:** [2-Resolution Planning Comm 12-14-2023](#)  
[3-Sunset Project Plan Draft 2023-12-07](#)  
[4-Resolution Review Committee 12-07-2023 Exhibit A](#)  
[5-Aggregate Revenues](#)

- B. [23-1583](#) Presentation and update on the City of Broken Arrow and Wagoner County Metropolitan Area Planning Commission Exploratory Committee

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

**10. Adjournment**

**NOTICE:**

**1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**

**2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**

**3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**

**4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

**A paper copy of this agenda is available upon request.**

POSTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
City Clerk