



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, November 6, 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: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson
Absent: 1 - Jonathan Townsend

3. Old Business - NONE

4. Consideration of Consent Agenda

A. 25-1574 Approval of Planning Commission meeting minutes of October 23, 2025

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: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

A. 25-1570 Public hearing, consideration, and possible action regarding SP-002459-2025 (Specific Use Permit), Harvest Church, 6.58 acres, AG (Agricultural) to CG (Commercial General) via BAZ-002238-2025, located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Mackenzie Hackett, Staff Planner, presented Item 25-1570, a public hearing and possible action on SP-002459-2025 for Harvest Church, involving 6.58 acres at the northwest corner of New Orleans Street and 9th Street. The request seeks a specific use permit to allow a place of assembly on property that was rezoned from Agricultural to Commercial General (via BAZ-00238-2238) earlier in 2025. The Planning Commission heard the rezoning request on June 26, 2025, and the City Council approved it on July 14, 2025.

A portion of the property will be developed as a place of worship, which requires a specific or conditional use permit under the Commercial General zoning district. City staff reviewed the request in relation to the Comprehensive Plan, surrounding land uses, and site context, and recommends approval of SP-002459-2025 as presented.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to Approve Item 25-1570 SP-002459-2025 (Specific Use Permit), Harvest Church, 6.58 acres, AG (Agricultural) to CG (Commercial General) via BAZ-002238-2025, located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

B. 25-1573 Public hearing, consideration, and possible action regarding PUD-002465-2025, major amendment to PUD-193, 17.14 acres, IL (Industry Light) and PUD-193, located approximately ½ mile south of Washington Street (91st Street) and approximately ½ mile east of Evans Road (225th E Avenue)

Jose Jimenez, Planner II, presented Item 25-1573, a public hearing and possible action on PUD 002465-2025, a significant amendment to PUD 193, covering 17.14 acres zoned Industrial Light and PUD 193. The site is located about one-half mile south of Washington Street (91st) and one-half mile east of Evans Road (225th East Avenue).

The proposed amendment modifies the allowed use types for the northern portion of the eastern area of the PUD by removing the current exclusion of outdoor storage and permitting it as an allowed use. Outdoor storage is permitted in the Industrial Light zoning district, where storage yards are allowed uses. All other provisions of PUD 193 remain unchanged.

FEMA maps show that the property lies outside the 100-year floodplain, and both water and sanitary sewer services are available from the City of Broken Arrow. Based on the site's location and surrounding industrial land uses, staff recommends approval of PUD 002465-2025.

During the discussion, council members confirmed with staff and the applicant that the request was for outdoor storage to be permitted under the PUD amendment. The applicant clarified that the intent was to allow storage for items such as boats, campers, and RVs—not vehicles or materials typically associated with industrial use.

Mark Capron of Wallace Design Collective confirmed that the PUD amendment was meant to add outdoor storage as an allowed use since the original PUD didn't include it. Council members sought clarification on what "materials" meant, expressing concern about debris or industrial materials being stored on-site.

Property owner Carl Graham explained that the site would operate as an RV and trailer storage facility—not for construction materials or semi-trailers—and that customers would be "discerning," storing well-kept vehicles. He confirmed that the property would be gravel and that only the east tract (Block 1, Lot 1) was included in the amendment, leaving the western tract unchanged. Council members agreed the amendment aligned with the applicant's intent, with no further objections raised.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa
Move to Approve Item 25-1573 PUD-002465-2025, major amendment to PUD-193, 17.14 acres, IL (Industry Light) and PUD-193, located approximately ½ mile south of Washington Street (91st Street) and approximately ½ mile east of Evans Road (225th E Avenue)

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

7. Appeals - NONE

8. General Commission Business

- A. 25-1568 **Approval of a modification to Section 4.1(t) of the Land Subdivision Code for IOS Land Company, approximately 40 acres, IL (Industrial Light)/PUD (Planned Unit Development) 001521-2024, north of Houston Street (81st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)**

Mackenzie Hackett, Staff Planner, presented Item 25-1568, a request for a modification to Section 4.1 of the Land Subdivision Code for the Iowa's Land Company development, covering roughly 40 acres zoned Industrial Light with PUD 1521-2024, north of Houston Street and west of County Line Road. The applicant plans to construct a through street connecting to industrial property to the north (PUD 289), but until the northern portion is built, their section would temporarily end in a cul-de-sac.

Because the subdivision code limits cul-de-sac length to 550 feet, and this temporary segment would measure 1,215 feet, staff asked the Planning Commission to approve a modification allowing the longer cul-de-sac. Staff concluded the extended design was necessary for future connectivity and industrial traffic flow and recommended approval.

During the discussion, commissioners confirmed that the proposed street extension would ultimately connect through to College Street and function as a public thoroughfare, not a private road. Staff noted that the plat had previously gone before the Planning Commission and would return with updated right-of-way and lot dimensions reflecting the extended street.

Commissioners remarked that the connection would help relieve traffic pressure on County Line Road, and staff agreed it was a beneficial addition for industrial circulation. The applicant, present at the meeting, expressed full support for the modification.

Commissioners asked whether any traffic-calming measures, such as speed bumps, had been discussed to prevent speeding. Staff explained that the street's jog in alignment should naturally discourage high speeds and that additional calming features could be considered later if needed. Still, they were not part of this specific subdivision code modification. The Commission concluded that the proposed design would be sufficient for now.

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa
Move to Approve Item 25-1568 Approval of a modification to Section 4.1(t) of the Land Subdivision Code for IOS Land Company, approximately 40 acres, IL (Industrial Light)/PUD (Planned Unit Development) 001521-2024, north of Houston Street (81st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)

The motion carried by the following vote:

Aye: 3 - Mindy Payne, Jaylee Klempa, Robert Goranson
Nay: 1 - Jason Coan

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

Chairman Robert Goranson raised a procedural question about when the Planning Commission reviews landscaping plans, noting that some projects—such as certain PUDs or commercial sites like QuikTrip—include them, while others do not. Staff responded that the requirement varies depending on project type and code requirements, but agreed to clarify the process.

Commissioner Mindy Payne followed up with a question about the cell tower near Buffalo Wild Wings and 71st Street, recalling that landscaping was to be coordinated with staff. Staff confirmed that City Council approved the item on October 7th, consistent with the Planning Commission's and staff's recommendations, and that landscaping should be included as part of that approval.

Commissioners briefly discussed their shared interest in ensuring attractive landscaping for new developments, joking about "making it pretty" and maintaining community aesthetics.

Before adjournment, Commissioner Jason Coan took a moment to commend city staff for recent maintenance work, specifically noting the street sweeper operating in neighborhoods for the first time in years. Other commissioners expressed appreciation, recognizing that such upkeep helps keep debris and grass clippings out of the storm drains and contributes to the overall community appearance.

10. Adjournment

The meeting was adjourned at 5:48 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to Adjourn

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson