



City of Broken Arrow

Minutes

City Hall
220 S 1st Street
Broken Arrow, OK 74012

Board of Adjustment

Judd Hatch Chairman
Rebecca Hinkle Vice Chair
Kamara Washington Board Member
George Ghesquiere Board Member
Michelle Bergwall Board Member

Monday, January 12, 2026

Time 5:00 p.m.

Council Chambers

1. Call to Order

Chairman Judd Hatch called the meeting to order at 5:00 p.m.

2. Roll Call

Present: 5 - Michelle Bergwall, George Ghesquiere, Kamara Washington, Rebecca Hinkle, Judd Hatch

3. Consideration of Consent Agenda

A. 26-153 Approval of Board of Adjustment meeting minutes of January 22, 2025

B. 26-154 Approval of Board of Adjustment meeting minutes of October 13, 2025

MOTION: A motion was made by Rebecca Hinkle, seconded by George Ghesquiere
Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 5 - Michelle Bergwall, George Ghesquiere, Kamara Washington, Rebecca Hinkle, Judd Hatch

4. Public Hearings

A. 26-152 **Public hearing, consideration, and possible action regarding VAR-002576-2025, TFCU, approximately 1.37 acres, CG (Commercial General), request a variance from Highway Design Overlay District orientation regulations, located approximately one-third mile north of West Tucson Street (121st Street), and just east of South Aspen Avenue (145th East Avenue)**

Jose Jimenez, Planner II, presented Item 26-152. A public hearing concerning VAR-002576-2025, a 1.37-acre Commercial General property being developed as a Tinker Federal Credit Union branch, located approximately one-third mile north of West Tucson Street and just west of South Aspen Avenue. The applicant requests a variance from the Highway Design Overlay District orientation requirements because the site's topography, shaped by the Creek Turnpike on-ramps, limits visibility from the turnpike and makes the property primarily visible from Aspen Avenue. Staff finds that the request meets all four required variance criteria: the ordinance creates an unnecessary hardship due to unique topographical conditions; those conditions are unusual compared to nearby properties; granting the variance would not harm the public good or undermine the ordinance or the comprehensive plan; and the request represents the minimum variance necessary. Based on this analysis, staff recommends approval of the variance, and the applicant is present.

When asked to clarify whether the issue involved either a setback requirement or the Highway Design Overlay District orientation requirement, staff confirmed that it is strictly an HDOD orientation issue. Mr. Jiminez explained that developments within roughly 550 feet of the Creek Turnpike, OK-51, or another controlled-access freeway are required to orient the building toward the roadway. He noted that projects meet this requirement in different ways, such as orienting front doors toward the turnpike via a frontage road or, if the rear faces the roadway, modifying facades and signage so the building does not appear to present a blank or unfinished backside to freeway traffic.

Michael Doggett of Animus Civil Engineering LLC stated that he is the civil engineer for the Tinker Federal Credit Union project at Aspen Avenue and the Creek Turnpike and said staff accurately outlined the site's challenges. He explained that the development naturally faces east toward Aspen Avenue, where traffic flows, while orienting the building toward the Creek

Turnpike would direct it into a steep dirt embankment with little visibility and place the back of the building toward the functional development area. He noted that these topographical constraints drove the proposed orientation and concluded by offering to answer questions and respectfully requesting approval of the variance.

During the discussion, it was asked whether the project would include a new curb cut on Aspen Avenue or use an existing signalized access point. Mr. Doggett explained that there will be a single access point directly across from the Chick-fil-A entrance, designed as a right-in, right-out with a median island, and confirmed there will be no access to the Creek Turnpike. Questions were also raised about the site's elevation relative to nearby uses, and Mr. Doggett stated that the site is generally level and comparable to the nearby fire station but remains about 15 feet lower than the turnpike frontage road. Additional questions addressed rooftop mechanical screening, with staff clarifying that city code requires parapets or screening only to match the height of the HVAC units, not to block all sightlines from elevated roadways. Board members also inquired about signage, and staff and the applicant indicated that only a small monument sign is planned, oriented toward Aspen Avenue, with no prominent building signage facing the turnpike.

MOTION: A motion was made by Michelle Bergwall, seconded by Kamara Washington
Move to Approve Item 26-152 VAR-002576-2025, TFCU, approximately 1.37 acres, CG (Commercial General), request a variance from Highway Design Overlay District orientation regulations, located approximately one-third mile north of West Tucson Street (121st Street), and just east of South Aspen Avenue (145th East Avenue)

The motion carried by the following vote:

Aye: 5 - Michelle Bergwall, George Ghesquiere, Kamara Washington, Rebecca Hinkle, Judd Hatch

5. General Board Business

6. Remarks, Inquiries, and/or Comments by the Board and/or Staff (No Action)

7. Adjournment

The meeting was adjourned at 5:12 p.m.

MOTION: A motion was made by Kamara Washington, seconded by George Ghesquiere
Move to Adjourn

The motion carried by the following vote:

Aye: 5 - Michelle Bergwall, George Ghesquiere, Kamara Washington, Rebecca Hinkle, Judd Hatch