



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Jaylee Klempa
Vice Chair Robert Goranson
Member Jonathan Townsend
Member Jason Coan
Member Mindy Payne

Thursday, August 10, 2023

Time 5:30 p.m.

Council Chambers

1. Call to Order

Vice Chair Robert Goranson called the meeting to order at approximately 5:30 p.m.

2. Roll Call

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

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

- A. 23-1046** Approval of Planning Commission meeting minutes of July 13, 2023
- B. 23-1051** Approval of Planning Commission meeting minutes of July 27, 2023
- C. 23-1054** Approval of LOT-000935-2023, Shadow Trails II Lot Split and Consolidation, 3 lots to 2 lots, 0.68 acres, RS-3 (Single Family Residential), one-half mile south of Tucson Street (121st Street), one-third mile west of Olive Avenue (129th E. Avenue)
Staff Planner Henry Bibelheimer presented the Consent Agenda.

Vice Chair Goranson asked if there were any Items to be pulled from the Agenda; there were none.

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

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson

5. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

6. Public Hearings

- A. 23-1048** **Public hearing, consideration, and possible action regarding BAZ-000924-2023 (Rezoning), Bowden Rezoning, 3.33 acres, A-RE(Annexed - Residential Estate) to CG (Commercial General), located on the southeast corner of East New Orleans Street (East 101st Street South), and South Lynn Lane Road (South 177th East Avenue/North 9th Street)**
Mr. Bibelheimer reported BAZ-000924-2023 was a request to change the zoning designation on 3.33 acres from A-RE to CG. He reported the property was located at the southeast corner of East New Orleans Street, South Lynn Lane Road and was unplatted. He stated the property was annexed into the city and given a transitional zoning classification which most closely corresponded to the actual primary use of the said tract of land, Annexed Residential Estate. He indicated the Broken Arrow NEXT Comprehensive Plan was adopted in August of 2019, and designated this land as level 4, which designated future uses as commercial and employment nodes. He stated the property owner intended to sell this property and decided to bring the property into conformance with the comprehensive plan to make an easier transition for the potential purchaser. He stated according to the Zoning Ordinance, the Commercial District zoning district had a minimum lot frontage of 200 feet and no minimum lot size; this lot met the minimum frontage requirements. He noted the surrounding land uses and Comprehensive Plan were listed in the Staff Report. He indicated based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommended BAZ-000924-2023 be approved subject to platting. He noted the applicant was in agreement and present.

The applicant indicated he was in agreement with Staff recommendations but did not wish to speak.

Vice Chair Goranson opened the public hearing.

Citizen Judy Spraker indicated she was in support of this rezoning.

Citizen Rachel Boeckman indicated she was in support of this rezoning.

Planning and Development Manager Amanda Yamaguchi thanked the citizens who came to speak in support of this Item. She noted no others signed up to speak.

Vice Chair Goranson closed the public hearing.

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

Move to approve Item 6A per Staff recommendations

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson

Vice Chair Goranson indicated this Item would go before City Council on September 5, 2023 at 6:30 p.m.

7. Appeals

There were no Appeals.

8. General Commission Business

There was no General Commission Business.

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

Ms. Yamaguchi indicated she sent out a training video to the Planning Commission from the American Planning Association. She asked if there were any questions or comments regarding the video.

Vice Chair Goranson indicated he watched and appreciated the video. He noted it was only 11 minutes long.

Commissioner Mindy Payne agreed, she enjoyed the video's information and conciseness.

Ms. Yamaguchi indicated some of the videos were a little longer than others; there were eight different videos with a total length of 2.5 hours.

Commissioner Jason Coan discussed the newly installed cell phone tower which resembled a tree.

Ms. Yamaguchi noted there was a new cell tower installed just north of the railroad tracks which was called a "monopine," a stealth cell tower which resembled a pine tree.

Vice Chair Goranson discussed the history of cell towers in Broken Arrow and the difficulty with unattractive towers in the past and the efforts made to improve the look of the cell towers.

Commissioner Coan stated he was pleased with the look of this new cell tower.

10. Adjournment

The meeting adjourned at approximately 5:42 p.m.

MOTION: A motion was made by Jonathan Townsend, seconded by Mindy Payne.

Move to adjourn

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson