



City of Broken Arrow

Minutes

Planning Commission

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

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

Thursday, June 11, 2026	5:30 p.m.	Council Chambers
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1. Call to Order

Chairman Jason Coan called the meeting to order at 5:30 p.m.

2. Roll Call

Present: 5 - Jaylee Klempa, Jason Coan, Mindy Payne, Robert Goranson
Absent: 1 - Jonathan Townsend

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 26-846** Approval of Planning Commission meeting minutes of May 28, 2026
- B. 26-727** Approve LOT-002851-2026, Bryan Park Lot Combination, 2 lots to 1 lot, approximately 1.08 acres, R-2 (Single-Family Residential)/ PUD-108A just northwest of the intersection of Jasper Street (131st Street) & S. 9th Street (Lynn Lane/ 177th East Avenue)
- C. 26-869** Approval of PT-002874-2026 | PR-000877-2025, Preliminary Plat, The Farm by Pediatrics Plus, 14.55 acres, RS (Residential Single-Family) and RM (Residential Multi-Family) to AG (Agricultural) and CG (Commercial General) via BAZ-002575-2025 and PUD-002514-2025, located just south of Washington St (91st Street) and just east of Aspen Ave (145th E Avenue)
- D. 26-834** Approval of PT-002870-2026|PR-000934-2026, Conditional Final Plat for Bintree Lift Station, 6.27 acres, 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)

MOTION: A motion to approve the consent agenda was made by Jaylee Klempa, seconded by Mindy Payne

Move to Approve consent agenda

The motion carried by the following vote:

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

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

- A. 26-726** Public hearing, consideration, and possible action regarding BAZ-002826-2026 (Rezoning), Tanner Consulting, approximately 39.18 acres, A-1 (Agriculture) to RS-P (Single-Family Residential - Preservation) located approximately one-quarter mile north of the Creek Turnpike and just west of 23rd Street (County Line Road/ 193rd East Avenue)

Planning Section Manager, Rebecca Blaine, presented item 26-726. This is a request to change the zoning of this property from A1 to RSP for a single-family residential subdivision. 2.017 acres would be for level six regional employment commercial, and the remaining 37.11 acres would be for level two urban residential areas. Policy 17 states that adjustments of the overall area by more than 10% shall only be made after a receipt of an amendment to the future development guide is outlined herein. The 2.07 acres represent 5.28% of the land, which is

under that 10% threshold. Additional right-of-way totaling 60 feet on 23rd street will be dedicated to the city during the plotting process. Surrounding land uses: to the north is level one, annexed single-family residential. To the east is level one, also annexed R1 and RS1, single-family residential. To the south is level six; zoning is A1, agricultural PUD 286A, which is vacant land and new fire section number three. To the west is level two, which is A1, agricultural, and the single-family land use.

Charles Sanders spoke in opposition to this item due to the high density of 40-foot lots as well as a developer stating that he would buy the land, along with Sanders's, to do an addition with 60-foot lots. Rick Bates spoke in opposition to this item, not due to rezoning, but due to the projected loss of property value for the people who own land over there along with the loss of water going into Rusty's Pond with construction. Aaron Stoffel was the last person to speak in opposition. His first concern lies within this plan affecting the floodplain, and his second was with the sizing of the lots. Stoffel suggested bigger houses with more land be built. Stoffel also questioned whether anything would be done with the fencing on current property boundaries.

Megan Pascoe, applicant, with Tanner Consulting answered questions and addressed these concerns. Water patterns would not change how they normally drain, therefore water would continue flowing into Rusty's Pond. As for property value, the listing prices would be based on the comps based on comparison of homes of similar sizes, zip code, and lot size. No impact on current owner's lot value will be impacted by the smaller homes being built. Fencing will also be installed for the Broken Arrow regulations along the arterial.

MOTION: A motion to approve the item was introduced by Robert Goranson, failed to gain a second.

MOTION: A motion to deny was introduced by Jaylee Klempa, Seconded by Mindy Payne.

Move to deny Item 26-726

The motion carried by the following vote:

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

B. 26-864 Public hearing, consideration, and possible action regarding SP-002852-2026 (Specific Use Permit), Storm Accessory Structure, 13.19 acres, RS (Single Family Residential), located north of East New Orleans St (101st Street) and west of South 9th Street (Lynn Lane Road)

Jose Jiminez, planner II, presented item 26-864, which is a request for a conditional use permit for an accessory structure to exceed the 5,000 square foot maximum floor area on a lot equal to or greater than two acres in size. The floor area for this structure is planned to be 60 feet by 120 feet for a floor area of 7,200 square feet. All setbacks for the current zoning are met in the exhibit. This lot was created via a lot combination, BAL-2154, to allow for the development of this single-family home and a single-family on the adjacent property. Construction is not required before the construction of the accessory. The use of the accessory structure will be limited to personal uses, and those home occupation uses are allowed under current zoning ordinance.

The surrounding properties contain the following uses: to the north, the comprehensive plan is level one. It's currently zoned agricultural, and the land use is vacant. To the east is level two. The zoning is agricultural and single-family residential, and the land use is vacant. To the south is level two and currently zoned as single-family residential. To the west is level two. It's zoned as single-family residential, and there is a single-family neighborhood to the west of the property. There is a single-family home on that property. According to FEMA's National Flood Hazard Layer, sections of the property are in the 100-year floodplain. The structure will have all stormwater and floodplain-related permits approved before the accessory structure permit can be approved.

MOTION: A motion to approve was introduced by Jason Coan, seconded by Mindy Payne.

Move to approve Item 26-757

The Motion carried the following vote:

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

7. Appeals - NONE

8. General Commission Business - NONE

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

Robert Goranson raised some concerns about the development of data centers in terms of noise pollution, heat pollution, use of electricity and power, who's paying for it, and potential

increase in utility charges. Goranson said that online he has seen a lot of negative information surrounding data centers, and he wants to make sure those downsides are known. Goranson stated that there should potentially be a roundtable discussion before there are any data centers being built, so everyone is prepared and on the same page. It was stated that when data centers are to be built, everything will be transparent and the proper research and zoning will be done so as not to disturb residents.

10. Adjournment

The meeting was adjourned at 6:29 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 -

Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson