



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 25, 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, Jonathan Townsend

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 26-977 Approval of Planning Commission meeting minutes of June 11, 2026**
- B. 26-971 Approve LOT-002902-2026, Glowacki Lot Split 1.16 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), approximately one-half mile south of E. Dearborn St. (41st Street) and one-half mile east of 37th Street (209th East Avenue).**
- C. 26-980 Approval of LOT-002756-2026, Garvin-Brown Lot Split, 1 lot to 3 lots, 3.33 acres, AG (Agricultural) to RS-C (Single Family Residential - Compact) via BAZ-002810-2026, south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)**
- D. 26-986 Approval of LOT-002882-2026, Ernest Cothern Lot Consolidation, 2 lots to 1 lot, 0.57 acres, RS (Single-family residential), located one-third mile south of Kenosha Street (71st Street S) and nearly one-half mile west of 9th Street (177th E Avenue)**

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

Move to Approve consent agenda, less Item 4B

The motion carried by the following vote:

Aye: 5 - Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend

5. Consideration of Items Removed from Consent Agenda

- 26-971 Approve LOT-002902-2026, Glowacki Lot Split 1.16 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), approximately one-half mile south of E. Dearborn St. (41st Street) and one-half mile east of 37th Street (209th East Avenue).**

Rebecca Blaine, Planning Section Manager presented this item to the Commission. She explained the item is a RMH zoning, which is residential manufactured home and is located approximately one-half mile south of East Dearborn Street, which is 41st and one-half mile east of 37th Street, 209th East Avenue. Commissioner Klempa noted a structure present on the aerial view. Ms. Blaine informed her that the applicant has pulled a demolition permit for that old mobile home, and it has since been removed from the property, so there are currently no structures on either of the proposed lots.

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

Move to Approve Item 26-971

The motion carried by the following vote:

Aye: 5 - Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend

6. Public Hearings

A. 26-982 Public hearing, consideration, and possible action regarding BAZ-002875-2026, CSD Lynn Lane Rezoning, 1.89 acres, located one-eighth mile south of Houston Street (81st Street), east of 9th Street (177th E. Avenue/Lynn Lane Road))

Mackenzie Hackett, Staff Planner presented item 26-982 to the Commission. She explained item 26-982 is a public hearing consideration and possible action regarding BAZ-002875-2026, CSD Lynn Lane rezoning, 1.89 acres located 1 8th mile south of Houston Street and east of 9th Street. This property is plotted as lot 4, block 1 of Lynn Lane Plaza East. Um, and this is a request to change the zoning designation from industrial light to commercial heavy. This property was initially developed as an office warehouse development office warehouse use is allowed in both industrial light and commercial heavy zoning districts. The applicant is interested in including additional uses that would be allowed in commercial heavy zoning, such as general personal services and fitness and recreational sports centers. The applicant is requesting CH zoning to allow the new uses while maintaining office warehouse as an allowed use. The broken arrow comprehensive plan designation on this property is level six, regional employment slash commercial. The CH zoning district being requested is permitted in level six. Based on the location of the property, surrounding land uses, and the comprehensive plan, staff recommends that BAZ-002875-2026 be approved. Since the property is already platted, staff recommends that plating be waived.

Applicant John Walsh of Churches by Daniels was present. He informed the commission that he has been employed by the applicant for eight years. Their intent was to use the property as an office/warehouse rental, as they currently operate on Aspen across the street from the large church on North Aspen. They were surprised to find that once they started advertising the space available, additional kinds of building uses were being brought to them by potential tenants. The organization met with City Council and were advised to apply for the CH zoning to cover all potential uses for the building. He answered questions on the kinds of potential uses from the commission. His answers included dance studios, fitness trainers, hair salons, other beauty studios. He also noted the limited parking available and has rehired their civil engineer to engage with the city on ways to mitigate the parking issue. He also noted that Churches by Daniels has looked into leasing additional property to extend their current parking lot.

Ms. Hackett then read an emailed comment from Dan Adams who owns property north and south of the property owned by Churches by Dainels. They too are concerned about the parking issue and noted that the change in zoning would not be compatible with the other adjacent lots. He noted his 36 years of experience leasing and managing commercial properties with regards to understanding the market and the zoning requirements. He also noted that the applicants have approached him about leasing property for additional parking. Lastly Mr. Adams informed the commission that the applicant is currently dealing with a stormwater drainage issue and their occupancy permits are on hold until that issue is also resolved.

Mr. Walsh acknowledged the storm water drainage issues, meeting with the storm water inspector and submitting new plans to the city. He noted discussions he's engaged Mr. Adams in. He reiterated the efforts undertaken to work with the city to resolve the parking issue and storm water issues.

The commission discussed the options available and the requirements for the CH zoning.

MOTION: A motion to approve was introduced by Robert Goranson, seconded by Jaylee Klempa.

Move to approve

The motion carried by the following vote:

Aye: 5 - Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend

B. 26-987 Public hearing, consideration, and possible action regarding PUD-002825-2026 (Planned Unit Development) and BAZ-002901-2026 (Rezoning), BA Townhomes at Bricktown, 2.53 acres, RS (Single Family Residential) to RMF (Residential Multi Family) with a PUD, located one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue))

Mackenzie Hackett, Staff Planner presented item 26-987 to the Commission. She informed the commission that BA townhomes at Bricktown, 2.53 acres, zoning change single family to residential multifamily with PUD, located one quarter mile north of Kenosha Street, one third mile west of Aspen Avenue. And this property is currently unplatted. This request is proposing to change the zoning on this property from single family to residential multifamily with PUD-002825-2026. The PUD was initially brought before planning commission on May 28th, 2026, where the item was tabled to allow for the applicant to submit the zoning request and a new notice to be sent out. The applicant is proposing a one-lot, one-block multifamily development

comprised of three-bedroom townhomes with attached garages at a maximum of 29 units proposed. RMF zoning is allowed in Comprehensive Plan Level 3. This proposed development will meet the requirements of RMF zoning except where modified by the PUD. Access to the proposed development will be provided along West Oakland Place and North Elder Street.

According to the FEMA maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer service are available from the City of Broken Arrow. Based on the comprehensive plan, the location of the property, and the surrounding land uses, staff recommends that PUD-002825-2026... and BAZ-002901-2026 be approved subject to the property being platted and the following conditions being met. One, specific amenities and features being listed to justify the detention pond as an active open space. Two, correcting landscape buffer to landscape edge as marked on pages four and six. And three, development area A standards language swapped for lot area and PUD minimum frontage along North Elder Place and West Oakland Place on page five.

Representative Mike Thedford of Wallace Design Collective was present to address the commission. He spoke to the commission about the design of the townhomes, including masonry like Centennial Crossing, a low maintenance cementitious siding, and additional green spaces on the property. The property will have two access points, on the north and on the west sides of the development. Townhomes will have driveway and garage parking with additional spaces for visitors and guests.

Staff Planner Hackett answered questions from the commission on landscaping edging, indicating that the landscaping would buffer the property right at the right of way.

Mr. Thedford then answered questions regarding fencing, and road usage. The developer has reached out to the Homeowners Association actually by way of the developer of Bricktown East, with no objections recorded from homeowners in the area. He informed the commission that the area is a kind of a mix of commercial, industrial, residential, and then agricultural type, and then senior living to the north, so access and infrastructure is in place there. There will also be community mailboxes and one community dumpsters with the option to increase dumpster numbers in the future. He then spoke more about green spaces in the development but didn't have engineering plans currently for them.

Resident Tamara Lyons spoke about the impacts of traffic on the area. She indicated that additional families on an already crowded roadway would not be beneficial to Broken Arrow. She also spoke out against the size and shape of the lots, as well as the lack of green space available to turn into parkland.

Community member Harold "Marty the Marine" Rhodes spoke to the commission about additional traffic and parking concerns in the neighborhood where the development is present. The demographics of the neighborhood include a large senior citizen community. He asked the commission for a traffic study and potentially creating a new access point for the Senior living community.

Additional public comments were made by Paula Ferrell of the Bricktown Homeowners Association located directly west of the proposed development. She too addressed concerns of North Elder Place, construction and semi truck overnight parking.

Mackenzie Hackett read two more emailed comments to the commission. Mr. Fred Zimelman asking the commission to address the storm water drainage plan for the proposed development, address questions on city planted trees in the area, as well as traffic and road condition concerns.

Ms. Hackett then read an email from Bricktown homeowner, Jordan Cook. Ms. Cook lauded the growth and community of Broken Arrow and her pride in being a resident. She implored the commission to deny the request due to traffic concerns on Elder street. She indicated that the development is not compatible with the surrounding neighborhood. She also noted that she was concerned at the potential change in property values if the new development was approved. She then asked the commission to deny this proposal or require a significantly lower density development that better fits the existing neighborhood.

Mr. Thedford responded to the public comments. Parking should be all internal to the development and not along Elder Place. He also reminded the audience that the development is held to stormwater drainage standards from the state, the city of Broken Arrow, and DEQ. He then informed the commission of the plan to exceed the Broken Arrow landscaping requirements with a dense collection of trees along the property lines.

The commission then discussed the difference between a single family development and the current proposed development in terms of cars per residence. Then additional conversation was had over the parking situation along the roadway. The commission asked staff to work to

ascertain the level of structure creep happening along the roadway. Staff will also work to determine if no parking signs should be deployed to improve the roadway. They then discussed the mix of home types in the neighborhood.

MOTION: A motion to approve was introduced by Jaylee Klempa, seconded by Mindy Payne.

Move to approve

The Motion carried the following vote:

Aye: 4 - Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend
Nay: 1 - Jason Coan

7. Appeals - NONE

8. General Commission Business

A. 26-985 Public hearing, consideration, and possible action regarding SITE-002829-2026, Zeeco Global Technology Center, 50.57 acres, IH (Industrial Heavy), requesting a waiver on façade material requirements, located north of Washington St (91st Street) and west of Evans Road (225th E Ave)

Jose Jimenez, Planner II present this item to the commission. Zeeco Inc. is requesting a waiver to the facade material requirements for site 002829-2026. This site plan represents a planned expansion to the ZCO Global Technology Center located north of Washington Street and west of Evans Road. Section 3-3-6.G specifies those building materials which are allowed for the public-facing elevations of developments in IH zones. The proposed site plan submitted by ZCO exceeds the 25% allowed via director approval. Any site plan with a public-facing elevation with more than 25% of the material being metal panel requires approval via the Broken Arrow Planning Commission. Staff recommends that the public-facing facade material standards for site-002829-2026 be modified to allow for more than 25% of the elevation to be comprised of metal panels, exterior insulated finish systems, or masonry materials other than brick or stone.

Applicant John Alig of Cyntergy was present and answered a question from the commission on the architectural panels. We are re-skinning an existing building with an architectural ribbed metal panel and then adding on to that with the renderings that you just saw pop up there. It is a smooth architectural panel that is very fitting for the site. It's in combinations of dark gray, light gray, and Zeeco's corporate orange color. It sits very far back from the street. Cyntergy is including some screening on the roof to cover some of the RTUs that are pre-existing. And the new roof is depressed down enough to cover the new units. It's about a 20,000 square foot office addition on the west side of the property. The project also includes rehabbing a lot of the interior spaces to add windows at natural light and refresh the interior to make it look nice and clean. These panels can be seen locally on St. Ann's Church in Broken Arrow.

The commission also applauded the employee outdoor space and asked to be invited to any future open house events on the property.

MOTION: A motion to approve was introduced by Jaylee Klempa, seconded by Mindy Payne.

Move to approve Item 26-985

The motion carried by the following vote:

Aye: 5 - Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend

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

Robert Goranson recommended Staff have information ready to present at the City Council Meeting regarding traffic flow and parking on Elder Place for PUD.

10. Adjournment

The meeting was adjourned at 6:40 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa

Move to Adjourn

The motion carried by the following vote:

Aye: 4 - Jason Coan, Jaylee Klempa, Jonathan Townsend, Robert Goranson
Nay: 1 - Mindy Payne