



City of Broken Arrow

Meeting Agenda

Planning Commission

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

Thursday, September 11, 2025

5:30 PM

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

- 1. Call To Order**
- 2. Roll Call**
- 3. Old Business**
- 4. Consideration of Consent Agenda**

[25-1287](#)

Approval of Planning Commission meeting minutes of August 28, 2025

Attachments:

[08-28-2025 Meeting Minutes](#)

[25-1300](#)

Approval of PR-000848-2025 | PT-002371-2025, Preliminary Plat, The Villages at Rose Hill, 12.86 acres, AG (Agricultural) to RMF (Residential Multifamily) and PUD (Planned Unit Development) 001787-2024 via BAZ-001788-2024, located approximately one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road)

Attachments:

[2-Preliminary Plat with Comments](#)

[3-Checklist](#)

[4-Conceptual Utilities](#)

[25-1316](#) Approval of LOT-002370-2025, E/2 Lot 3 Block 1, 1 lot to 2 lots, 0.47 acres, R-1 Residential-Single Family, located approximately 1/4 mile east of 9th Street (177th Street) and 1/4 mile north of Kenosha Street (71st Street)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[3-Exhibit](#)
[4-Legal Description](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

[25-1321](#) Public hearing, consideration, and possible action regarding BAZ-002232-2025 (Rezoning), 2001 Angus Drive, 0.76 acres, RS (Single Family Residential), located south of the southeast corner of Kenosha Street (71st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Attachments: [2-Case Map](#)
[3-Aerial](#)

7. Appeals

8. General Commission Business

[25-1302](#) Consideration, discussion and possible approval of BLDR-032957-2025 request for Zoning Ordinance variance Chapter 4, Sec. 4-3-8C, Design Standards for Fences and Walls, Ratliff Home, 0.22 acres, located directly east of 23rd Street (County Line Road), approximately ½ mile south of Albany Street (61st Street)

Attachments: [2-Applicant Submitted Photos](#)
[3-Applicant Supplied Support Letters](#)

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

10. Adjournment

NOTICE:

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

A paper copy of this agenda is available upon request.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk