



City of Broken Arrow

Minutes

Planning Commission

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

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

Thursday, December 18, 2025

5:30 p.m.

Council Chambers

1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:33 p.m.

2. Roll Call

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

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 25-1761 Approval of Planning Commission meeting minutes of November 20, 2025
- B. 25-1762 Approval of Planning Commission meeting minutes of December 4, 2025
- C. 26-76 Approve LOT-002536 Ninth College Rentals, LLC Lot Line Adjustment 0.40 acres, 2 lots to 2 lots, RMD (Residential Medium Density), approximately one-half mile south of East Kenosha Street (71st Street), east of 9th Street (177th East Avenue, Lynn Lane Road)
- D. 26-89 Approval of PT-002546-2025|PR-000762-2024, Conditional Final Plat for Ferguson Kia, 6.37 acres, RMF (Residential Multifamily) to CH (Commercial Heavy)/PUD-236A via BAZ-2071 and PUD-001972-2025 via BAZ-001971-2025, one-half mile north of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st E. Avenue), south of the Broken Arrow Expressway

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa
Move to Approve Consent Agenda

The motion carried by the following vote:

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

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

- A. 25-1716 **Public hearing, consideration, and possible action regarding COMP-002532-2025, Comprehensive Plan Change, (Case Number) (Comprehensive Plan Change), Oneta71, LLC, 8.8 acres from Level 1 (Rural Residential/Greenway/Floodplain) to Level 4 (Commercial/Employment Nodes) located approximately one-tenth mile north of the northwest corner of E. Kenosha Street (71st Street) and Oneta Road (241st E. Avenue).**

Rebecca Blaine, Planning Section Manager, presented Item 25-1716. A Comprehensive Plan Change COMP-002532-2025 for an 8.8-acre portion of a larger 16.39-acre site at the northwest corner of East Kenosha Street and Onetta Road, requesting a change from Level One Rural Residential/Greenway Floodplain to Level Four Commercial Employment Nodes to allow for future commercial development. The applicant intends to follow approval with a rezoning request to Commercial General, consistent with the Level Four designations already applied to adjacent properties to the south and east. While the surrounding land remains largely agricultural or residential estate use, and part of the site lies within the FEMA 100-year floodplain, utilities are available, and the requested designation aligns with the Comprehensive Plan's development pattern for the area. Based on these factors, the staff recommended approval of the plan amendment, contingent upon the property being platted.

Lou Reynolds of Eller & Deitrich, the applicant, explained that the purpose of the comprehensive plan amendment is to allow development of a grocery store on the site, noting that a previous proposal for mini storage was considered about 18 months ago but is no longer

the intent. Mr. Reynolds stated agreement with the staff recommendation and offered to answer any questions from the board.

Colten Jay, a nearby resident, spoke in opposition to the proposed comprehensive plan change, explaining that he lives directly across the street from the site with his family and that he had spoken with several neighbors who share similar concerns. He cited anticipated increases in traffic and extended operating hours, pedestrian safety risks for children and pets, noise and light pollution, and the limited capacity of the existing two-lane road. Mr. Jay also raised concerns about declining property values, proximity to existing grocery and convenience stores, loss of rural residential character, impacts on privacy and quality of life, litter, livestock welfare, potential stormwater contamination, and vehicle headlights shining into nearby homes. He stated that these issues led him and his neighbors to oppose the proposed change.

During the discussion of the proposed comprehensive plan amendment, Mr. Jay clarified that his property lies directly east of the site along Onetta Road. He reiterated concerns about traffic, lighting, and quality-of-life impacts. The applicant, Mr. Reynolds, responded that the project is a grocery store, not a convenience store or mini storage, and stated that stormwater will be entirely handled under city regulations, sidewalks will be required along Kenosha and Onetta, lighting will be contained on site, and traffic impacts will be addressed through platting and engineering review, noting the intersection is already signalized for commercial growth. City staff explained that access points will meet ordinance requirements, including minimum spacing from intersections, and that a detailed site plan will be reviewed later through the engineering process. After confirming that the proposal is conceptual at this stage and that the staff were comfortable proceeding, the board indicated it was appropriate to consider action on the item.

MOTION: A motion was made by Jonathan Townsend, Robert Goranson
Move to Approve Item 25-1716 COMP-002532-2025, Comprehensive Plan Change, (Case Number) (Comprehensive Plan Change), Oneta71, LLC, 8.8 acres from Level 1 (Rural Residential/Greenway/Floodplain) to Level 4 (Commercial/Employment Nodes) located approximately one-tenth mile north of the northwest corner of E. Kenosha Street (71st Street) and Oneta Road (241st E. Avenue).

The motion carried by the following vote:

Aye: 3 - Jonathan Townsend, Jaylee Klempa, Robert Goranson
Nay: 2 - Mindy Payne, Jason Coan

B. 26-82 Public hearing, consideration, and possible action regarding PUD-002490-2025 (Planned Unit Development) and BAZ-002489-2025 (Rezoning), American Storage of BA, approximately 24.9 acres, A-1 (Agricultural) to PUD (Planned Unit Development) located west of the Creek Turnpike, east of South 209th East Avenue (N. 37th Street), and north of East Houston Street (East 81st Street)

Rebecca Blaine, Planning Section Manager, presented Item 26-82. A Rezoning Request BAZ-002489-2025, which proposes changing the property's zoning from A-1 Agricultural to a Planned Unit Development, allowing Commercial Heavy and Industrial Light uses. The request would permit retail, warehouse, office, and storage development on the northern portion of the site and mini-storage on the southern portion. Staff explained that Commercial Heavy is appropriate within Level Six of the Comprehensive Plan and that Industrial Light uses are allowed when incorporated into a PUD. With surrounding properties also designated Level Six and largely undeveloped agricultural land, staff found the request consistent with the Comprehensive Plan and recommended approval of the rezoning and associated PUD, subject to the property being platted.

During the discussion of the rezoning and PUD request, Nicole Wallace of Wallace Design Collective agreed with the staff's recommendation to approve. Board members asked for clarification on landscaping requirements, specifically the difference between landscape buffers in Development Areas A and B along the Creek Turnpike. Ms. Wallace explained that the intent is to provide a consistent 50-foot landscape buffer with trees along the turnpike for both areas, with additional buffering for the mini-storage area. After reviewing the PUD tables and exhibits, it was acknowledged that the language could be clarified to reflect the intent better, and Ms. Wallace confirmed the applicant's willingness to address any inconsistencies.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
Move to Approve Item 26-82 PUD-002490-2025 (Planned Unit Development) and BAZ-002489-2025 (Rezoning), American Storage of BA, approximately 24.9 acres, A-1 (Agricultural) to PUD (Planned Unit Development) located west of the Creek Turnpike, east of South 209th East Avenue (N. 37th Street), and north of East Houston Street (East 81st Street)

The motion carried by the following vote:

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

Public hearing, consideration, and possible action regarding BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) and FD (Floodplain) to CG (Commercial General) and FD (Floodplain), located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)

Jose Jimenez, Planner II, presented Item 25-1766. A a rezoning request and conditional use permit for a 15.06-acre property owned by the Islamic Center of Tulsa, proposing to change the zoning from agricultural and floodplain to Commercial General and floodplain to allow a mixed development consisting of a commercial retail center along Olive Avenue, an Islamic Center in the central portion of the site, and a rear area reserved for a retention pond and undeveloped floodplain land. The property is designated Level Six in the Comprehensive Plan, which supports Commercial General zoning, and access is planned from Olive Avenue near the Creek Turnpike interchange. A conditional use permit is required for the place of assembly, with parking to be finalized through site plan review, though a conceptual layout shows 726 spaces. Surrounding properties are largely vacant or agricultural, with some nearby assembly and residential uses, and all development will comply with city and FEMA floodplain regulations. Based on plan consistency, location, and surrounding land uses, staff recommended approval of both the rezoning and the conditional use permit.

Rick Brown, the architect representing the Tulsa Islamic Association, explained that the project is planned as a multi-phase development on the agriculturally zoned site, noting that similar places of assembly already exist nearby, including a church, establishing precedent for the proposed use. He described Phase One as the construction of the prayer hall and support spaces, Phase Two as the completion of the second-floor classrooms and a women's prayer area, and a later phase as the addition of a gym. Mr. Brown stated that while the mosque could be built under agricultural zoning with a conditional use permit, the long-term plan includes a future 20,000-square-foot retail and office component along Olive Avenue, which necessitates Commercial General zoning. However, that commercial portion is not expected to be developed immediately.

During the discussion of the rezoning and conditional use permit for the Islamic Center of Tulsa, board members focused on timing, traffic, parking, noise, and future commercial development. Staff clarified that the rezoning would not take effect until platting occurs and that the conditional use permit would expire if the applicant does not actively pursue permits within the required timeframe, independent of any future retail development. Mr. Brown explained the phased construction plan for the mosque, anticipated peak activity primarily during Friday midday services, use of onsite traffic control during busy periods, and minimal daily traffic otherwise. He emphasized that all prayers occur inside the building, with no external speakers or amplified calls to prayer, noting that operations would comply with the city's noise ordinance and be comparable to those of nearby churches. The discussion acknowledged that many concerns raised would be further evaluated during the site plan and engineering review processes.

Uslam Saed identified himself as a longtime attendee and leader at the Islamic Society of Tulsa and explained that for more than 25 years, the mosque he attends has operated within a residential neighborhood without using outdoor speakers or generating noise complaints. He emphasized that daily prayers are conducted quietly inside the building and that the community has never considered broadcasting prayers externally. Mr. Saed stated that, given this experience and the proposed site's location next to a church and near the turnpike, he does not anticipate noise or neighborhood impacts from the planned Islamic Center.

During the discussion, board members addressed public concerns raised online about noise, operations, and neighborhood impacts associated with the proposed Islamic Center, noting that conditions could be added to a conditional use permit if approved. Mr. Saed explained that, for more than 25 years, the Islamic Society of Tulsa has operated quietly within a residential neighborhood, emphasizing respect for neighbors, the use of no outdoor speakers, and internal messaging to minimize impacts. He clarified that the Broken Arrow facility would not replace the existing Tulsa mosque but operate alongside it to relieve overcrowding and parking pressure, particularly during Ramadan, and that the new site's larger parking supply is intended to meet long-term needs. Mr. Saed also noted that fencing and gating would be added in the future, as was done at the Tulsa location. He reaffirmed that the organization's growth and timeline have been driven by gradual fundraising and increased community demand.

Further discussion focused on clarifying the scope, timing, and impacts of the proposed Islamic Center rezoning and conditional use permit, with board members emphasizing that the actions before them are limited to zoning and the CUP rather than final site design. Mr. Brown and Mr. Saed explained that the project will be built in phases as funding is raised, with Phase One intended to be a complete, finished structure, and that similar projects have not stalled or become nuisances. Peak traffic is expected primarily on Friday afternoons, with minimal daily activity otherwise, and traffic control measures would be used as needed. There will be no

external speakers or amplified calls to prayer, and operations will comply with the city's noise ordinance. Questions about parking, sewer service, and floodplain treatment were addressed, noting that septic will be used initially due to the lack of nearby sewer service, with a potential future connection if the infrastructure extends. The board clarified that rezoning and the conditional use permit are separate actions, that approvals would expire if not actively pursued. That detailed design, traffic, drainage, and engineering issues would be handled later through the formal site plan and permitting processes.

Phil Armstrong, president and CEO of OCCJ, urged approval of the project as more than a land-use decision, framing it as a statement about community, inclusion, and shared values. Drawing on his experience leading Greenwood Rising amid controversy, he emphasized that meaningful civic spaces can foster understanding, resilience, and unity. Mr. Armstrong highlighted the contributions of Muslim residents to the region. He described the proposed center as a place not only for worship, but for dialogue, connection, and cross-cultural relationships. He argued that approving the project would affirm Broken Arrow as a city that embraces diversity as a strength and chooses understanding, compassion, and community over fear and division.

Colby Palmer spoke in support of the project, emphasizing the importance of religious freedom and mutual respect among people of different faiths. Drawing on his lifelong ties to Broken Arrow and Christian upbringing, he shared positive experiences with members of the Muslim community, describing them as charitable and supportive of the broader community. Palmer concluded that supporting the project aligns with shared values of loving one's neighbor and upholding the right of all people to practice their faith freely.

Cherie Thomas spoke in opposition to the proposed Islamic Center, arguing that she believes such developments represent a broader ideological threat rather than a simple religious facility. She expressed concerns that Islam is incompatible with American laws, culture, and the Constitution, warned against what she described as the creation of "no-go zones," and urged officials to prioritize protecting local culture, legal systems, and citizens' rights. While stating that individuals should be treated with kindness, she called on the city to reject the project based on her view that Islamic ideology is hostile to Western civilization.

Shawn Murray spoke in opposition to the project, framing his concerns as cultural and ideological rather than logistical. He argued that Islam is incompatible with the U.S. Constitution and American values, particularly citing fears about women's rights and cultural influence on children. Mr. Murray stated that he does not want what he views as Islamic ideology imposed on his family or community, asserted that many residents share these concerns, and urged officials to consider constituent opposition and the broader cultural impact rather than focusing solely on infrastructure or land-use issues.

Mersadies Clewien spoke in support of the project, sharing her background growing up Christian in rural Oklahoma, and how exposure to people of other faiths in college taught her that those who practice different religions are not hateful or evil, just different. She emphasized that Muslims, like Christians, are diverse individuals and that some of the kindest people she has known in Broken Arrow are Muslim. She argued that freedom of religion must apply equally to all faiths, noting the stark imbalance between the hundreds of Christian churches in the Tulsa metro area and the tiny number of mosques, which forces Muslims in Broken Arrow to travel to Tulsa to worship. She described this as a double standard and affirmed that, although she is not Muslim, she stands with the Muslim community and believes they deserve the same rights and opportunities to worship as any other Americans.

Gabrielle McKinley spoke in opposition to the project, expressing fears based on international examples of extremist groups such as the Taliban, Hamas, Boko Haram, and ISIS, which she described as having declared Islamic states governed by Sharia law and rejecting existing national laws and borders. She argued that these groups use tactics such as immigration, population growth, and cultural pressure to gain control over regions and impose religious law. Ms. McKinley asserted that Islam views Sharia law as supreme over civil law and questioned whether a mosque could have a hidden agenda to undermine local, state, or federal laws. She asked what actions the city would take if a mosque were found to be attempting to introduce or enforce Sharia law in Broken Arrow.

Randall Stigney, a retired physician and Broken Arrow resident, spoke in opposition to the proposed mosque and related zoning, arguing that Oklahoma law requires commercial zoning changes to demonstrably enhance the surrounding community. He questioned whether a mosque would improve nearby property values, attract adjacent businesses, or be welcomed by residents if located near their homes. He expressed distrust of assurances given by proponents, citing the concept of *taqiyya*, which he claimed allows deception in Islam, and raised concerns about potential calls to prayer. Mr. Stigney characterized Islam as a violent, misogynistic culture rather than a religion, referenced historical and contemporary examples of violence committed by extremist groups, alleged unequal treatment of women under Sharia law, and

argued that Islam is incompatible with American values and constitutional principles. He urged the commission to consider these cultural and societal impacts in its decision.

Phil Byers spoke in opposition to the rezoning, stating that opponents deserved equal opportunity to express their concerns after supporters had spoken at length. He focused on rezoning impacts and cultural issues, particularly skepticism about assurances that calls to prayer would remain indoors, citing what he described as the Islamic doctrine of *taqiyya* and expressing distrust that noise ordinances would be enforced, citing examples from other cities. He argued that a mosque would not truly serve all people, claimed Islamic texts are hostile to Christians and Jews, and asserted that Islam does not support freedom of religion, free speech, or the U.S. Constitution. Mr. Byers also raised practical concerns about potential wetlands on the property that could restrict development and concluded by stating that American soldiers died to uphold constitutional freedoms, which he believes Muslims do not support.

Kevin Egley opposed the proposal, citing concerns about increased traffic congestion near the Creek Turnpike interchange and questioning whether planned infrastructure improvements will address it. He argued that city planning decisions also shape community culture and warned that allowing a mosque would negatively affect Broken Arrow in the long term. Drawing on his military service and experiences living overseas, as well as examples from cities like Minneapolis, Dearborn, and New York, he claimed that Islamic communities initially integrate peacefully but later seek political influence, which he believes conflicts with the U.S. Constitution. He urged city leaders to prioritize constitutional principles over political correctness and emphasized that their decision would have long-term consequences for the community.

Heidi Martinez, a 25-year resident of Broken Arrow, spoke strongly in support of the mosque, sharing her long-standing personal experience with the Muslim community. She described Muslims as kind, generous, and charitable friends who have become like family to her, despite her being openly Christian. She expressed concern that some Muslims were afraid to attend the meeting due to hostility and bigotry. She emphasized that the issue before the commission is about constitutional rights, not Islam versus Christianity. Ms. Martinez argued that freedom of religion applies to all faiths, reminded the body that many sacrificed for that freedom, and urged commissioners to see Muslims as neighbors and fellow Broken Arrow residents who deserve the same right to worship near their homes.

Doc Sublett spoke from an economic development perspective rather than a religious one, expressing concern that a prominent mosque across from the city's taxpayer-funded 90-acre innovation district could negatively impact efforts to attract high-paying jobs, major investors, and high-end businesses. As a longtime business owner and Broken Arrow taxpayer, he argued that visual context matters when recruiting companies to locate, and he worried that the presence of a large religious facility could make it harder to "sell" the area to potential investors. He urged decision-makers to prioritize protecting and maximizing the city's significant public investment and to ensure the innovation district has every advantage in competing for economic development.

Angie Stephens said she recently moved to Broken Arrow and raised concerns after learning about the proposal. She questioned the project's financial readiness, noting that only about half of the mosque's funding has been secured, and expressed concern that construction could stall, leaving an unfinished or blighted site. Drawing on her background as a kindergarten teacher, she also raised concerns about Friday afternoon traffic around 1:00, asking how long services last and how increased congestion could affect school buses, parents, and children, especially as nearby neighborhoods grow. She raised concerns about potential noise and emphasized the need for long-term planning, stating that, given these issues, she opposes the project.

Linda Russell spoke in opposition, focusing on zoning, infrastructure, and regulatory concerns rather than religion. She questioned whether a mosque meets the intent of a Level Six Comprehensive Plan designation, which emphasizes employment and commercial intensity. She argued the proposed use does not align with those standards. She raised concerns about development intensity, septic-based wastewater limitations versus municipal sewer, emergency access and ingress/egress constraints, lack of secondary access, increased traffic and fire response demands, proximity to floodplain and the Creek Turnpike, and compliance with city engineering standards and the International Fire Code. She also cited Oklahoma Administrative Code requirements governing onsite sewage systems and lagoons, arguing these constraints further undermine feasibility. Based on these planning, engineering, and regulatory issues, she opposed both the rezoning and the conditional use permit.

Karen Hardin opposed the rezoning on planning, infrastructure, environmental, and public safety grounds, arguing it would effectively override the city's comprehensive plan. She stated that existing infrastructure cannot support the proposal due to traffic ingress and egress limitations, lack of municipal sewer, septic system constraints, floodplain issues, and DEQ wastewater regulations, asserting that septic limitations should be a decisive barrier given the

scale and occupancy of the proposed development. She contended that the request constitutes preferential treatment and spot zoning, driven by a specific site plan rather than a comprehensive reevaluation of the area, and that it sets a harmful precedent that could erode greenway and floodplain protections along the corridor. She warned that approving rezoning before adequate roads, utilities, and access exist undermines long-term infrastructure planning and environmental stewardship, and she questioned why cumulative impacts and precedent were being ignored. She also referenced safety concerns related to the land's ownership history, asserting these factors warranted denial of the rezoning.

Patricia Highland opposed the rezoning on planning and infrastructure grounds, emphasizing that her objection was not religious. She argued that the property lacks adequate ingress and egress on all sides, including the north and south sides and the floodplain area, making it currently inaccessible and unsuitable for development. She warned that approval would eventually require taxpayer-funded road and infrastructure improvements, which she strongly opposed. She stated the proposal fails to meet legal standards, floodplain and greenway constraints, zoning ordinance requirements, emergency access needs, and basic parking capacity, asserting the site cannot even accommodate small gatherings. She described the property as unsustainable due to runoff, groundwater, and utility limitations, suggested the buyer was misled about its viability, and urged decision-makers to visit the site in person, concluding that the rezoning should be denied on these practical and legal grounds.

Billy Wiland opposed the zoning request by recounting a personal experience during a trip to Jerusalem in which he said young children attacked him in a Muslim area because he was Jewish, an incident he described as learned hatred instilled by adults rather than the children themselves. He framed the story as a moral and spiritual warning about the responsibility of parents and leaders in shaping beliefs and values, emphasizing that his response is rooted in prayer rather than hatred. He concluded by urging the board to deny the zoning request, expressing concern about what he views as the cultural and ideological implications rather than the children or individuals themselves.

Randy Prevat opposed the zoning request based on his personal experience living in the Middle East for 5 years as a civilian contractor. He said repeated calls to prayer broadcast over loudspeakers were disruptive and asserted that he does not want similar noise in Broken Arrow. His primary concern was noise, particularly early morning amplification, which he believes would negatively affect nearby residents and property values and could cause people to move away. He also expressed skepticism that noise ordinances could effectively prevent such broadcasts. In addition, he raised concerns about stormwater runoff from a large parking area, questioning how water from hundreds of vehicles would be managed, to which staff responded that onsite detention would be required during the engineering and design phase.

James Gillis spoke in opposition to the proposal, arguing that the council demonstrated bias by not challenging or redirecting comments made in support of the project while, in his view, dismissing or minimizing opposing concerns as irrelevant or social-media-based. He stated that opponents had researched Islamic texts and history and claimed that Islam seeks to impose Sharia law through gradual cultural influence. Mr. Gillis cited examples from Michigan that he believes illustrate political and cultural changes following increased Muslim representation, expressed fears about erosion of constitutional values and women's rights, and warned that the project represents a broader ideological threat rather than a simple zoning matter.

Alan Jackson spoke in opposition to the proposed zoning change for the Islamic Center, framing his comments as a formal notice to the Planning Commission. He argued that Oklahoma is a common-law state rooted in Christian principles and cited portions of the Oklahoma Constitution, the Northwest Ordinance, and legal maxims to support his view that government authority derives from God and exists to protect what he described as divinely grounded rights and liberties. Mr. Jackson contended that zoning approval for the Islamic Center would conflict with these principles and urged commissioners, as trustees and agents of the people, to vote no to protect the general welfare, the constitutional foundations, and the public's rights.

Karla Morris spoke in opposition to the proposal, citing concerns about infrastructure strain, such as sewage capacity and noise, and expressing a preference for keeping the land agricultural and rural. She argued that rural areas should remain quiet, low-density, and free from what she views as incompatible development, stating that residents moved there for privacy and open space. Ms. Morris also raised objections to foreign land ownership. She expressed broader fears about Islam and mosques in the United States, asserting that community opposition should be decisive and urging the commission to reject the proposal to preserve the area's rural character and perceived safety.

Caleb Mitchell spoke in support of the proposal, addressing concerns about noise and infrastructure by noting that similar issues already exist with other nearby developments and would apply to any project in the area. He compared potential noise to familiar sounds, such as

church bells, and emphasized that ingress and egress challenges are not unique to the mosque. Mr. Mitchell shared that he lives nearby, welcomed the mosque as a neighbor, and expressed support for religious freedom for all faiths, noting that the group's willingness to build in Broken Arrow reflects a desire to be part of the community.

Ralph McClendon, a longtime Broken Arrow resident, opposed the proposal by arguing that while he has known Muslims who were good people, he believes Islam itself promotes violence against nonbelievers and poses a long-term threat to the community. He cited alleged incidents elsewhere involving weapons and militant agendas, expressed fears of future coercion or force, and urged officials to stop the project at the zoning or permitting stage to avoid what he sees as serious future consequences.

Mark Smith, a 40-year Broken Arrow resident, argued that the proposal conflicts with the city's secular BA Next comprehensive plan by introducing what he described as a religious "way of life" that governs social, political, and economic behavior. He expressed concern that a mosque with a future retail component could impose restrictive leasing practices, create noise and traffic impacts from daily calls to prayer, and reduce property values and economic attractiveness in the Forge Innovation District and surrounding neighborhoods. He questioned how the city would enforce ordinances, raised concerns about cultural conflict and alleged organizational associations, and urged the commission to reject both the zoning and related requests.

Chris Jacobson, a 31-year Broken Arrow resident and petroleum engineer, opposed the proposal primarily on infrastructure grounds, warning that a large septic or anaerobic system would likely create serious drainage and groundwater problems for properties downhill to the south, based on his firsthand experience with nearby developments. He argued the site's soil conditions and planned parking areas make effective percolation unlikely, increasing runoff risks. He also cited past problems with nearby casino and event center projects as reasons for community sensitivity. He said existing traffic congestion on Olive Avenue shows the area is not ready for such intensive use. He concluded the development is premature and that the land would be better reserved for future commercial use once infrastructure can support it.

Bo Stall, a longtime resident, disabled veteran, and parent, opposed the proposal by urging the commission to view it strictly as a zoning and code issue informed by her extensive personal experience living in Saudi Arabia and working in dozens of Muslim-majority countries. He said he has firsthand knowledge of religious persecution, violence, abuse of women and children, and the cultural impacts that can follow small initial developments, warning that promises made early often change over time, including calls to prayer. He argued that zoning codes exist to prevent long-term harm to communities, that Broken Arrow is a place his family chose for safety and freedom, and that approving the project risks undermining those values. He closed by urging the commission to protect constitutional liberties and community standards, emphasizing that freedom must be actively defended.

Linda M., an ordained Christian minister, said she opposed the proposal based on concerns she described as rooted in national security and law enforcement intelligence rather than personal animus. She urged commissioners, city leaders, and police to seek additional training, citing FBI documents from 2014 and 2019 that she said discuss long-term strategic goals of the Muslim Brotherhood in North America and its alleged ties to Islamic organizations. She argued that not all Muslims are radicalized but claimed that adherence to Sharia law leads to radicalization over time, asserted that some mosques are part of a broader ideological movement, and warned that communities must educate themselves to respond appropriately. She emphasized that her position was framed as a call for awareness and preparedness rather than hatred, and encouraged officials to seek outside training resources.

John McCabe, a longtime Broken Arrow resident, raised concerns about floodplain risk, wastewater runoff standards, and the adequacy of septic systems, given Oklahoma's frequent flooding. He also warned that recent changes to the city's noise ordinance could allow amplified sound for up to ten minutes. He urged the commission to impose permanent restrictions on any exterior speakers or minarets to prevent future calls to prayer.

Tammy Keefer, a retired military veteran, opposed the proposal based on national security and cultural concerns, citing her military experience in Muslim-majority countries and affiliations she believes exist between the North American Islamic Trust and other Islamic organizations. She expressed fears about Sharia law influencing local life, potential trauma for veterans associated with calls to prayer, questioned organizational ties and funding, and argued that the development should not be approved.

Kamran Karimi, a longtime Tulsa-area resident who said he emigrated from Iran decades ago and now serves as a Christian pastor, spoke in opposition to the proposal, citing personal history and ideological concerns. She argued that the mosque represents a political or cultural statement rather than a place of worship and said it could generate fear within the community.

While stating that she has Muslim friends and does not accuse the local applicants personally, she warned that Islam as a system seeks influence and control once it gains numerical strength. She urged the commission to scrutinize funding sources, explicitly citing the North American Islamic Trust, and encouraged officials to "follow the money," asserting that financial backing could signal broader intentions beyond local religious use.

Jamye Bittell spoke in opposition to the proposal, arguing that the mosque does not align with the city's comprehensive plan and expressing concern for the long-term future of her children. She framed her opposition around cultural and ideological issues, citing historical examples from the Middle East and asserting that Islamic law is incompatible with Western freedoms and assimilation. She claimed that Islam ultimately seeks dominance rather than coexistence, referenced violence against Christians in places like Nigeria, and urged commissioners to consider global precedents rather than assurances given locally. She concluded by recounting a recent personal interaction she perceived as aggressive, reinforcing her concerns about community impact and safety.

John Huffines urged the commission to keep the roughly 15-acre property zoned agricultural, arguing that open land has intrinsic value beyond development potential. He emphasized that agricultural zoning supports long-range planning by maintaining spatial balance, preventing overconcentration of development, and preserving flexibility for the future. He also highlighted the environmental benefits of undeveloped land, including stormwater absorption, natural drainage, and groundwater recharge, noting that these functions are permanently diminished once land is rezoned and developed. He concluded that preserving the land in its open state better serves the community than immediate development.

Robert Easton stated that after 26 years serving the Broken Arrow and Tulsa communities as a paramedic and instructor, and after volunteering in Israel during the recent conflict, he believes Islam poses a serious threat to communities. He described witnessing what he characterized as deception and violence toward non-Muslims, both abroad and locally, claiming that influence and pressure from the Islamic community affected his professional work. He expressed concern about psychological and cultural impacts, including the call to prayer, alleged misinformation, and what he views as a historical pattern of expansion and coercion, warning that similar outcomes seen in the Middle East and parts of Europe could occur locally if the project proceeds.

Mary Ann Colston thanked the commissioners for the opportunity to speak and emphasized her long-standing involvement in Broken Arrow civic efforts, particularly in drainage and flooding issues. She focused her comments on environmental and infrastructure concerns, expressing serious reservations about flooding, stormwater, and sewage impacts associated with the site. She noted that the proposed sewage area appears very close to White Church Creek, a tributary of Hakey Creek, and questioned whether DEQ would approve such proximity. She stressed that the property lies within the Hakey Creek watershed and designated greenway, which imposes fundamental limits on development intensity, emergency access, and long-term maintenance. She warned that rezoning to commercial general would increase impervious surfaces, alter runoff patterns, reduce flood storage capacity, and create downstream risks, arguing these impacts are predictable consequences of intensifying development in environmentally constrained floodplain areas.

Michelle DeBoer argued that the commission should prioritize the will of the people over zoning plans, stating that public opposition expressed at the meeting should outweigh technical considerations. She contended that both U.S. and Oklahoma law prohibit foreign ownership of land and claimed this would invalidate the zoning and conditional use requests. She also asserted that houses of worship operating under 501(c)(3) status cannot legally rent or manage commercial property. She warned that approving the proposal could expose the city and commissioners to legal liability. She raised concerns about common-law drainage obligations, arguing that downstream property owners could be harmed, and concluded by alleging that the project could indirectly support terrorism, urging the commission to deny the request on grounds of legal compliance rather than planning discretion.

Nathan Dahm thanked the commissioners for their service and patience, then argued that supporters of the proposal offered emotional appeals rather than factual justifications. He contended that Islam is incompatible with Western civilization. He emphasized that the proposal fails on practical planning grounds, asserting that the site cannot physically accommodate the proposed building size, 750 parking spaces, septic systems, drainage, and commercial components when compared to nearby churches with far fewer parking spaces and larger road access. He highlighted traffic concerns, noting the surrounding two-lane roads and the proximity to school dismissal times, and argued that similar, but smaller, facilities already cause congestion. He concluded that the commissioners had been given many concrete reasons to vote no and no substantive reasons to vote yes, and urged denial of the request.

Theresa Powell emphasized their love for Broken Arrow and concern for preserving its character, noting that nearby roads are already near capacity and not designed to handle large surges of traffic associated with a major facility. They warned that increased vehicles, noise, parking overflow, and crowding would negatively impact neighborhood quality of life, and raised concerns about limited infrastructure, including water, septic, and drainage capacity. While acknowledging others had raised similar points, they urged the council to proceed cautiously and ensure any decision prioritizes public safety, neighborhood peace, and the long-term well-being of the community.

Brenda Long, a lifelong Broken Arrow resident, argued that broadcasting an Islamic call to prayer over loudspeakers would resemble psychological warfare, comparing it to historical uses of loudspeaker propaganda intended to intimidate, confuse, and disrupt daily life. She expressed concern that repetitive, loud, foreign-language broadcasts from early morning to night could cause sleep deprivation, fear, confusion, and trigger PTSD, particularly for veterans. While stating that she does not oppose the mosque as a building, she urged that any approval must permanently prohibit the use of external loudspeakers, emphasizing that freedom of religion should not infringe on residents' right to peace.

Clint Fulton, a Broken Arrow resident, spoke in opposition to rezoning land south of the Creek Turnpike, arguing it would create safety risks and long-term negative consequences for the community. He expressed distrust of the proposed mosque, asserting it is funded by foreign actors and claiming that Muslims would exploit zoning rules while concealing harmful intentions. He distinguished the nearby Christian church as nonthreatening, warned that the impacts might not be felt immediately but would affect future generations, and said he felt compelled to speak out to protect his children and the community, even if his concerns were viewed as repetitive or unpopular.

Derek Mills, an immigrant from England, said most of his concerns had already been covered, but added two points. He argued that the public notice signs for the rezoning were poorly placed and effectively invisible to drivers traveling at speed, limiting public awareness. Drawing on his experience in England, he warned that large-scale immigration there began quietly but became increasingly disruptive over time, leading to political bloc voting and the election of Muslim leadership in significant cities. He stated that while he does not oppose Muslims as individuals, he is concerned about long-term cultural and political impacts based on what he has witnessed abroad.

Catherine Davis, a Broken Arrow resident of six years, said she does not oppose immigrants but strongly opposes Islam, which she believes is incompatible with American law and culture. She expressed fear for her daughters and argued that Islam seeks conquest and deception rather than coexistence. Speaking from her Christian faith, she affirmed her belief in Yahweh and Jesus Christ as the foundation of truth and salvation, rejected Muhammad's claims as a prophet, and stated she will not accept or submit to any religion other than Christianity, regardless of consequence.

Therese Lawless opposed both the rezoning from agricultural to commercial and the requested conditional use permit, arguing that many residents learned of the proposal only very recently and did not have adequate time to review or respond. She said approving the proposal before broader community awareness and input was inappropriate and that concerns about traffic, drainage, and infrastructure alone should be sufficient to deny it. She expressed distrust of the applicant's intentions, framing the rezoning as a gateway to long-term impacts she believes would negatively affect Broken Arrow and Oklahoma. She urged decision-makers to study outcomes in other cities before acting and to consider the long-term consequences of their decisions rather than treating them as routine zoning matters.

George Schaffer opposed the proposal by arguing that Islam is not merely a religion but a geopolitical ideology, citing his personal experiences in Africa and the violence he witnessed against Christians and Jews. He said he believes Muslims are trained to deceive, referenced historical and global conflicts, and expressed deep concern about long-term risks to future generations. He urged commissioners to carefully consider the consequences of permitting the project, framing the decision as one that could endanger children and grandchildren rather than a routine zoning matter.

Derek Massengill opposed moving forward at this stage, arguing, based on his experience as a general contractor, that the site's traffic and infrastructure cannot support the proposed scale of development. He said a septic system could not handle a facility with roughly 700 parking spaces and that city sewer would be required. He emphasized that the applicant lacks confirmed funding and has not completed engineering or feasibility studies, calling the proposal premature and a "pipe dream." He urged the commission to require the applicant to return only after securing funding, completing proper studies, and presenting a fully developed plan, warning that approving a phased project without resources risks leaving the city with an unfinished eyesore similar to past failed developments.

Gary Thomas opposed the proposal by citing the East Plano Islamic Center project in Texas as a cautionary example, arguing that a development initially presented as legally compliant later became the subject of investigations and lawsuits by the Texas governor, attorney general, and other agencies over alleged zoning, environmental, financial, and consumer protection violations. He warned that similar issues could arise in Broken Arrow, particularly related to environmental permitting, septic systems near floodplains, funding transparency, and long-term public safety. He urged the commission to consider these risks and avoid exposing the city to what he described as a potential future legal and infrastructure "train wreck."

Mary Bishop Baldwin urged the commission to base its decision strictly on zoning law and constitutional principles, not on opposition to the applicant's religion. She emphasized that the First Amendment, the Oklahoma Constitution, the Oklahoma Religious Freedom Act of 2023, and recent directives from Governor Stitt all prohibit government bodies from discriminating against religious entities or denying public benefits, such as zoning changes or conditional use permits, on the basis of spiritual identity. She argued that rejecting the request based on the applicant being Muslim would violate state and federal law, noting that religious freedom must apply equally to all, not selectively.

Derek Davis argued that, beyond infrastructure concerns like drainage, Islam as an ideology is fundamentally incompatible with Western civilization. He asserted that Islam does not support core Western values such as freedom of speech, freedom of expression, or freedom of religion, claiming that questioning religious authority is forbidden and that deception is permitted if it advances Islamic goals. He contrasted this with Christianity and American principles, which he described as grounded in truth and individual liberty. He concluded that Islam seeks power and domination rather than coexistence, making it unsuitable for Broken Arrow or Oklahoma.

Mark Smentowski raised concerns about infrastructure and traffic, noting that 129th Street already experiences significant congestion during peak hours and that this congestion would likely worsen with additional development. He also cited research about the landowner, North American Islamic Trust, alleging past associations with extremist activity, including being named an unindicted co-conspirator in a 2007 federal case, reports of terrorist attendance at NAIT-controlled mosques, and claims that NAIT has taken control of mosques nationwide by replacing moderate leadership with more hardline clergy. He concluded that these factors raise serious concerns about approving the project.

Grady Thompson said that while drainage is an issue, his primary concern is safety and traffic. He argued that, in his view, the proportion of Muslims involved in terrorist attacks is higher than that of Christians, proposing a public safety concern. He also emphasized that adding a facility with roughly 700 parking spaces onto an already congested two-lane road would not work and would worsen traffic. Finally, he questioned why the project should be approved at all if the applicants do not currently have the funding to build it.

Barry Piles opposed both the zoning change and the permit, arguing that the proposal is primarily for a mosque and therefore should not be approved as a commercial zoning request, even with a secondary commercial component. He stated that the site plan appears to be only conceptual and lacks the detailed engineering review usually required, including confirmation of approval by the engineering department. He also raised concerns about the feasibility of sanitary sewer systems, noting that ODEQ setback requirements from streams could prohibit a leach field if a blue stream is present. Based on these issues, he urged the board to disapprove the request due to improper zoning classification and insufficient technical detail.

Lane Brown opposed the proposal, arguing that approving it would endanger public safety by inviting future violence into the community. He cited recent attacks involving U.S. service members and claimed that allowing the project would create long-term risks for families, schools, and future generations. He asserted that approving one such development would lead to more attempts elsewhere and urged the commission to reject the request to avoid what he described as serious safety consequences.

Darrell Startwell, a third-generation Broken Arrow resident, opposed the proposal, arguing that the information presented understated its real impacts. He said the architect minimized traffic concerns by suggesting congestion would be limited, while representatives of the mosque acknowledged attending prayers multiple times daily, indicating more frequent traffic. He raised environmental concerns, stating that an extensive septic system near a freshwater supply would risk contamination and noting he has personally been denied permits for similar proximity issues. He also contended that the development would negatively affect nearby property values and potentially drive residents away. He concluded by questioning what long-term planning the commission is pursuing if such impacts are overlooked.

Wade Miller, a 35-year Broken Arrow resident and father of three, spoke in opposition to the rezoning request. He said he values Broken Arrow as a place to raise a family and believes the decision would affect generations. Framing his comments as a public safety concern, he stated

that while many Muslims are peaceable, he considers some forms of fundamental or orthodox Islam involve conquest and subjugation. He questioned what assurances the commission could provide that such ideology would not develop over time in Broken Arrow, arguing they could not give an adequate answer beyond hope. He also cited his personal experience working in the Middle East and described the call to prayer as loud and frequent, saying he would not want that near nearby residents or the neighboring church. He closed by urging commissioners to have courage, weigh long-term effects, and view their responsibility as protecting citizens.

Eddie Grant suggested that instead of rezoning the property outright from agricultural to commercial general, the commission consider a dual zoning or retaining agricultural zoning to preserve future options, especially given the funding uncertainties and unresolved concerns. He questioned why a commercial rezoning would move forward without clearer information on flooding and downstream drainage impacts, noting that paving roughly seven acres would significantly affect stormwater. He raised doubts about whether retention ponds or septic systems could legally or effectively be placed in the floodplain. He warned that relocating those elements could reduce parking and conflict with sound engineering practices. He concluded that, regardless of the proposed use, a shift to commercial zoning would have substantial impacts on traffic and flooding, and that these impacts should be more fully evaluated before approval.

Michael Pescia, a resident of the Stonehorse neighborhood who drives the affected road daily, said existing traffic congestion is already a problem during rush hour and that adding commercial development would significantly worsen it. He expressed concern that road widening would likely be required and that residents would not support using their tax dollars to expand infrastructure for a project many oppose. He argued that bringing large numbers of people from outside the area into a quiet residential corridor would raise safety concerns, negatively affect property values, and undermine the peaceful character that drew families to the neighborhood. He concluded that the land should remain agricultural, warning that rezoning could force residents to move due to declining property values, reduced child safety, and the loss of the area's quiet nature.

Christi Gillespie thanked the Planning Commission for their volunteer service and urged a no vote based on the comprehensive plan and economic development concerns rather than religion. Drawing on her experience as a former Broken Arrow city councilor and current state senator, she emphasized that South Broken Arrow's revitalization and future growth depend heavily on sales tax–tax-generating development. She argued that the proposed project would create a third place of assembly within proximity, generating little to no sales tax and undermining municipal funding for infrastructure and public services. She said the small retail component would not offset the economic loss, noted the lack of a city sewer plan, and described the project as a self-contained use inconsistent with Broken Arrow's development patterns. She further stated the proposal conflicts with the comprehensive plan by blocking a planned frontage road along the Creek Turnpike between Aspen and Olive, limiting future connectivity and commercial visibility at a key city gateway. For these reasons, she concluded the project does not comply with the comprehensive plan or sound economic development principles and should be denied.

The applicant's rebuttal focused on logistics and enforceable conditions: no basement is planned; Friday services currently run twice at the Tulsa mosque because of crowd size, but would be a single, roughly 30-minute service at each location once Broken Arrow has its own site, while weekday prayer attendance is described as small, and heavier traffic is mainly on Friday and Ramadan. They said they already hire police for onsite traffic control in Tulsa and would do the same here, and reiterated that existing Tulsa-area mosques do not broadcast calls to prayer. Commissioners and staff confirmed that a conditional use permit could prohibit the use of loudspeakers and that the city could also enforce its noise ordinance. Regarding drainage and septic, the applicant stressed that engineering has not yet been done, claimed there is usable acreage outside the floodplain for leach fields and stormwater design, and acknowledged the plan might need to be reduced once studies are completed. Frontage-road questions drew a response that no one had approached them yet, but they would dedicate the needed right-of-way during platting. After closing the hearing, commissioners debated land-use and tax impacts versus comprehensive-plan consistency, emphasized that they must base decisions on adopted plans and law rather than public emotion, and agreed that the rezoning and conditional-use permit should be voted on as separate items.

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
Move to Approve Item 25-1766 BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) and FD (Floodplain) to CG (Commercial General) and FD (Floodplain), located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)

The motion carried by the following vote:
Aye: 4 - Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson
Nay: 1 - Mindy Payne

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
Move to Approve Item 25-1766 BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) and FD (Floodplain) to CG (Commercial General) and FD (Floodplain), located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue) with Conditional use permit with no broadcast outside

The motion carried by the following vote:
Aye: 3 - Jonathan Townsend, Jason Coan, Robert Goranson
Nay: 2 - Mindy Payne, Jaylee Klempa

7. Appeals - NONE

8. General Commission Business – NONE

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

Rocky Henkel, Director of Community Development, reported that interviews for the Downtown Master Plan Study were completed this week, and staff will bring a recommendation for a consultant to the City Council on either January 6 or January 20.

10. Adjournment

The meeting was adjourned at 10:30 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: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson