City of Broken Arrow

Minutes

Planning Commission

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

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

Thursday, July 9, 2026	**5:30 p.m.**	**Council Chambers**

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. 26-1012 **Approval of Planning Commission meeting minutes of June 25, 2026**

B. 26-1013 **Approve COA-002892-2026, KED Plasma Change of Access, approximately 3.84 acres, CN (Commercial Neighborhood), located north of the northeast corner of Washington Street (91st Street) and Garnett Road (113th E. Avenue)**

C. 26-1010 **Approval of PT-002920-2026 | PR-000951-2026, Preliminary Plat, TCCL Broken Arrow South, 6.35 acres, 2 lots, CG (Commercial General), located south of New Orleans St (101st Street) and 600 feet west of Aspen Ave (145th E Avenue)**

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

Move to Approve consent agenda,
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 - NONE

6. Public Hearings

A. 26-1015 **Public hearing, consideration, and possible action regarding PUD-002916-2025, Villa Square Minor Amendment, 1.37 acres, CH (Commercial Heavy), located just south of East Albany Street (61st Street) and one quarter of mile west of North 9th Street (177th E Ave)**

Jose Jimenez, Planner II, presented this item overviewing the applicants current restrictions regarding the current PUD. The original PUD was approved by the Planning Commission in 2003 but was not developed further than a mini storage facility to the south. The north parcel has been split into three pieces, including in a reserve area. Current development practices conflict with those requirements which were in place in 2003. The applicant on behalf of the property owner, Gazi LLC, is requesting a minor amendment of the current PUD to allow for the proposed development to follow requirements matching or more like the current zoning ordinance requirements. Based upon the location of the property, the surrounding land uses, staff recommends that PUD-002916-2026 be approved.

Mr. Jimenez then answered questions from the commission regarding the use of a drive-thru or potential use of a pickup window. Further discussion captured a specific number of liminal feet. As well as additional changes from the original PUD regarding parking and stacking parking spaces. The Commission then asked for a conceptual site plan to better visualize the changes the applicant is asking for.

Gino Osmani, the general contractor and Curt Wilkins, the engineer, both applicants for the PUD amendment addressed the commission and answered questions regarding the PUD. The applicants plan on installing a family owned pizza restaurant and a separate coffee shop in the proposed building. Ultimately, the applicants are asking for two pick up windows and relevant parking, and travel lanes be approved. Commissioners brought up the plans for the median within the development and it's positioning would cause issues for drivers with poor judgement.

Brenda Christie, President of the Stonewood Hills Home Owners Association, addressed the commission on how the development would affect a member of their HOA. She indicated from personal experience that commercial lighting and the removal of trees will disrupt her fellow homeowner. Additional concerns include additional disturbances like garbage collection, snow plowing, and loud music.

Jose Jimenez read three emailed comments from local residents Becky Philps, Cindy Fortney, and Thomas Johnson. Their concerns covered landscaping, stormwater drainage, loud noise concerns, commercial lighting, and trash screening.

Mr. Jimenez then reviewed with the commission the requirements for commercial outdoor lighting and stormwater draining as a part of the City's engineering review.

The applicants returned to rebut public comments, additional concerns from the commission regarding the coffee shop pick up window queue. The applicants agreed to installing fencing to prevent headlights from disturbing surrounding residents.

Applicant for rebuttal: Gino Osmani, Anthony Wilkins

MOTION: A motion to approve was introduced by Robert Goranson, seconded by Mindy Payne

Move to approve
The motion carried by the following vote:

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

B. 26-1014 Public hearing, consideration, and possible action regarding BAZ-002903-2026 (Rezoning), Spicer Rezoning, 6.2 acres, AG (Agricultural) to RS (Single-Family Residential), located approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

Jose Jimenez, Planner II, presented this item. The property owner is interested in splitting the approximately 6.2 acre parcel into two lots to allow for the development of a single family home on the proposed new lot at the northeast portion of the overall site. Right-of-way has not previously been dedicated along South 245th East Avenue, so both a 30-foot right-of-way and a 17.5-foot wide utility easement will be needed to be added as part of the anticipated lot split process that the applicant will apply for once the rezoning is completed. The property and surrounding land, excuse me, the property and surrounding area parcels are zoned AG agricultural, which necessitate a frontage of at least 330 foot and a lot size of at least five acres. Due to the limitations of the current size of the property, no lot would be able to meet those requirements. Thus, a rezoning of the property from AG to RS is required to achieve the lot split requested by the applicant. Based upon the comprehensive plan, the location of the property, and the surrounding land uses, staff recommends that BAZ-002903-2026 be approved.

Applicant and property owner Todd Spicer answered commissioners' questions regarding slight changed to the site plan originally submitted, confirming that only two lots be split from the original lot.

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

Move to approve
The Motion carried the following vote:

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

C. 26-495 Public hearing, consideration, and possible action regarding SP-002762-2026, Public Safety Telecommunications Tower, 10.58 acres, CN (Commercial Neighborhood), southwest corner of W. Jasper Street (131st Street) and S. Aspen Avenue (145th East Avenue)

Rebecca Blaine, Planning Section Manager, presented this item and staff report the proposed tele communication tower. The staff recommendation is to approve SP-002762-2026. And the funding and support of this project was through the 2014 Go Bond package. And then also included is the notice from engineering and construction that went out with the radius mailers just to give people a little background on this specific project.

Applicant, Andrew Occhuizzo and Jennifer Tillson, City of Broken Arrow spoke to the commission and answered questions. Mr. Occhiozzo explained the need for the tower, including expanding access to the Public safety Communications Network, namely first responders and emergency services.

Sheryl & Pat Murphree spoke in opposition to the construction of the tower so close to their home. Thy mentioned health concerns regarding radio frequencies, changes in their property value, and additional environmental concerns.

Mr. Occhuizzo and Ms. Tillson responded to the heath concerns, educating the commission on additional details of the project and their relation to credible health data.

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

Move to approve
The Motion carried the following vote:
Aye: 5 - Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson, Jonathan Townsend

7. Appeals - NONE

8. General Commission Business – NONE

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action) - NONE

10. Adjournment

The meeting was adjourned at 6:54 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 - Jaylee Klempa, Jonathan Townsend, Robert Goranson, Mindy Payne
Nay: 1 - Jason Coan