



City of Broken Arrow

Minutes
Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Jaylee Klempa
Vice Chair Robert Goranson
Member Jonathan Townsend
Member Jason Coan
Member Mindy Payne

Thursday, December 7, 2023

Time 5:30 p.m.

Council Chambers

1. Call to Order

Chairperson Jaylee Klempa called the meeting to order at approximately 5:31 p.m.

2. Roll Call

Present: 4 - Mindy Payne, Jonathan Townsend, Robert Goranson, Jaylee Klempa
Absent: 1 - Jason Coan

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

- A. 23-1556 Approval of Planning Commission meeting minutes of November 2, 2023
B. 23-1557 Approval of Planning Commission meeting minutes of November 16, 2023
C. 23-1572 Approval of LOT-001054-2023, Pope-Anderson Lot Consolidation, 2 lots to 1 lot, 2.8 acres, A-1 to RS-1 pending BAZ-001050-2023, located approximately one-third mile south of Florence Street (111th Street), one-third mile west of Aspen Avenue (145th E. Avenue)
D. 23-1377 Approval of LOT-001053-2023, Pope-Anderson Lot Line Adjustment, 2 lots, 7.87 acres, A-1 (Agricultural), located approximately one-third mile south of Florence Street (111th Street), one-third mile west of Aspen Avenue (145th E. Avenue)
E. 23-1558 Approval of LOT-001160-2023 (Lot Split), 17110 E 51st Street South, 1 Lot into 2, 42.88 acres, one mile east of North Aspen Avenue (145th East Avenue), one-quarter mile west of Lynn Lane Road (177th East Avenue)
F. 23-1566 Approval of LOT-001173-2023 (Lot Consolidation), Gatesway 8-Plex, 1 Proposed Lot, 24.58 acres, A-1 (Agricultural) and RD (Residential Duplex)/PUD-176, located approximately one-quarter mile north of Houston Street (81st Street) and one-half mile east of 9th Street (Lynn Lane)
G. 23-1560 Approval of PT-001149-2023|PR-000223-2023, Preliminary Plat, Algehazi Addition approximately 0.78 acres, A-1 (Agricultural) to IL (Industrial Light)/PUD-000708-2023, located approximately one-quarter mile north of Houston Street (81st Street) and one-quarter mile east of 23rd Street (County Line Road), southwest of the Broken Arrow Expressway
H. 23-1567 Approval of PT-001171-2023 | PR-000155-2023, Conditional Final Plat, Home2 Suites, 2.92 acres, 1 proposed lot, CH/PUD-156, located one-quarter south of West Albany Street (61st Street) and one quarter mile east of North Elm Place (161st East Avenue)
I. 23-1575 Approval of PT-001180-2023|PR-00564-2023, Conditional Final Plat, Pine Valley Reserve, approximately 18.5 acres, 65 lots, PUD-326/RS-4/RM, located north of the northwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)
J. 23-1576 Approval of PT-001181-2023|PR-00565-2022, Conditional Final Plat, Pine Valley Ranch, approximately 40 acres, 136 lots, PUD-326/RS-3, located north of the northwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)
Staff Planner Chris Cieslak presented the Consent Agenda.

Chairperson Klempa explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was removed for discussion. She asked if there were any Items to be pulled from the Agenda for discussion. There were none.

MOTION: A motion was made by Mindy Payne, seconded by Jonathan Townsend.
Move to approve the Consent Agenda

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

Chairperson Klempa indicated Items 4H, 4I, and 4J would go before City Council on January 2, 2024.

**5. Consideration of Items Removed from Consent Agenda**

There were no Items removed from the Consent Agenda; no action was taken or required.

**6. Public Hearings**

There were no Public Hearings.

**7. Appeals**

There were no Appeals.

**8. General Commission Business**

There was no General Commission Business.

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

Planning and Development Manager Amanda Yamaguchi reminded the Planning Commission that the next Planning Commission meeting would be December 14, 2023.

**10. Adjournment**

The meeting adjourned at approximately 5:37 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.

**Move to adjourn**

The motion carried by the following vote:

**Aye:** 4 - Mindy Payne, Jonathan Townsend, Robert Goranson, Jaylee Klempa