



# 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, April 11, 2024**

**Time 5:30 p.m.**

**Council Chambers**

### 1. Call to Order

Vice Chair Robert Goranson called the meeting to order at approximately 5:30 p.m.

### 2. Roll Call

**Present:** 3 - Jason Coan, Mindy Payne, Robert Goranson  
**Absent:** 2 - Jonathan Townsend, Jaylee Klempa

### 3. Old Business

There was no Old Business.

### 4. Consideration of Consent Agenda

- A. 24-483** Approval of PT-001341-2024|PR-000415-2023, Conditional Final Plat for Aspen Ridge Business Park North, 8.99 acres, O N (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to PUD-001405-2024/CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022, one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)
- B. 24-485** Approval of a modification to Section 4.1(n) of the Land Subdivision Code for 3854 North 9th Street, approximately 3 acres, 1 lot, A-1 (Agricultural), one-quarter mile south of New Orleans Street (101st Street), directly west of 9th Street (Lynn Lane Road)
- C. 24-489** Approval of LOT-001391-2024, Christian Brothers Automotive, 4.09 acres, CG (Commercial General)/SP-001224-2023, north of the northwest corner of County Line (South 193rd East Avenue), and East Albany Street (East 61st Street)
- D. 24-493** Approval of LOT-001379-2024 (Lot Split), Quail Hollow Lot Split, 2.4689 acres, CN (Commercial Neighborhood), located one-eighth mile south of East Albany Street (61st Street), one-eighth mile east of County Line Road (193rd E. Avenue)  
Senior Planner Chris Cieslak presented the Consent Agenda.

Vice Chair Goranson asked if there were any items to be removed for discussion; there were none. He called for a motion.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan.

**Move to approve the Consent Agenda**

The motion carried by the following vote:

**Aye:** 3 - Jason Coan, Mindy Payne, Robert Goranson

Vice Chair Goranson indicated Items 4A and 4B would go before City Council on April 16, 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

- A. 24-486** Public hearing, consideration, and possible action regarding PUD-001405-2024, Planned Unit Development (PUD) for Aspen Ridge Business Park North, 8.99 acres, O N (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to PUD-001405-2024/CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022, one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue)  
Staff Planner Henry Bibbeheimer reported PUD-001405-2024 was a proposed Planned Unit Development (PUD) for Aspen Ridge Business Park North, containing 7 lots on 8.99 acres. He stated this property was located one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th East Avenue); PT-001341-2024 was the conditional final plat for this project, which would be heard concurrently. He stated BAZ-001008-2023, a request to change the zoning designation on 8.99 acres from ON (Office Neighborhood) and CN (Commercial Neighborhood)/SP-000408-2022 to CG (Commercial General) and CN (Commercial Neighborhood)/SP-000408-2022 was approved by City Council on October 17,

2023. He indicated after the approval of BAZ-001008-2023, Staff realized a private road could only be done with a Planned Unit Development (section 5.3.B.2.c of the zoning ordinance). He explained this was why the applicant submitted an application for PUD-001405-2024. He stated this PUD allowed for a private street to be dedicated as a reserve space and stipulated the property owners of Lot ,1 Block 2 and Lot 1, Block 3 of Aspen Ridge Business Park North would be in charge of maintaining the private street to City of Broken Arrow standards. He noted, additionally, this PUD decreased the minimum frontage required from 200 ft to 100ft. He stated according to FEMA’s National Flood Hazard Layer, none of the property was located in the 100-year floodplain. He indicated water and sanitary sewer were available from the City of Broken Arrow. He stated based on the location of the property, and the surrounding land uses, Staff recommended PUD-001405 be approved subject to the property being platted.

The applicant, Brian Daniel, stated he represented the ownership group of Aspen Ridge North. He stated he was fully in support of Staff recommendations, and he thanked Staff and the Planning Commission. He noted the Engineer was also present to answer any technical questions.

There were no public comments and no Planning Commission discussion.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne.

**Move to approve Item 6A per Staff recommendation**

The motion carried by the following vote:

**Aye: 3 -** Jason Coan, Mindy Payne, Robert Goranson

Vice Chair Goranson indicated this Item would go before City Council on May 7, 2024 at 6:30 p.m.

**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)**

There were no remarks, inquiries or comments by Planning Commission or Staff.

**10. Adjournment**

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

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

**Move to adjourn**

The motion carried by the following vote:

**Aye: 3 -** Jason Coan, Mindy Payne, Robert Goranson