



City of Broken Arrow

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

Minutes

Planning Commission

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

Thursday, February 12, 2026

5:30 p.m.

Council Chambers

1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:30 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. 26-221 Approval of Planning Commission meeting minutes of January 22, 2026
- B. 26-265 Approval of PT-002629-2026|PR-000089-2022, Preliminary Plat, The Enclave at Southern Hills, 20.49 acres, 3 Lots, located south of New Orleans Street (101st Street) and east of Olive Avenue (129th Avenue)
- C. 26-269 Approval of PR-001291-2024|PT-002600-2026, Conditional Final Plat, The Cedars at the Preserve II, approximately 25.91 acres, 94 Lots, PUD-310 (Planned Unit Development), located one-quarter mile south of Omaha Street (51st Street) on the east side of 37th Street (209th East Avenue)

MOTION: A motion was made by Robert Goranson, seconded by Jason Coan
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. 26-183 **Public hearing, consideration, and possible action regarding PUD-002592-2025 (Planned Unit Development), JCP Expansion, 0.64 acres, CG (Commercial General), located approximately just south of Washington Street (91st Street) and just west of Aspen Place (145th East Avenue), major amendment of PUD-50**

Jose Jimenez, Planner II, presented Item 26-183, a public hearing on a major amendment to PUD 50 for a 0.64-acre property in the Brentwood Center Addition, located just south of Washington Street and west of Aspen, to allow expansion of an existing commercial building. During site plan review, the original PUD parking requirement of one space per 200 square feet would require 29 spaces, but the site can only accommodate 12. Under the current code, the requirement is one space per 350 square feet, requiring 17 spaces, and the applicant is requesting an update to the parking ratio accordingly. The applicant also seeks to replace outdated fire lane standards with current regulations, which the Broken Arrow Fire Marshal does not oppose, and to remove the requirement for Bradford pear trees in favor of current landscaping standards, as those trees are no longer approved. Surrounding properties are primarily commercial, with single-family residential to the west. The site is not in a 100-year floodplain, and city water and sewer services are available. Staff received one neighbor letter and confirmation from the Fire Marshal supporting the requested changes.

During the discussion, staff began reading a multi-part letter from a neighboring property owner raising concerns about drainage, potential water ponding, parking surface and use, construction impacts, driveway access, and possible storage containers related to the proposed expansion. The chair clarified that the letter should properly be part of the public hearing

record, but allowed it to be finished. The neighbor, who could not attend, requested that his concerns be read into the record. Staff explained that engineering and fire review of the site plan had already been completed, with remaining issues limited to parking and landscaping tied to the PUD amendment. It was noted that engineering staff had spoken with the neighbor and that some concerns may relate to conditions on his own property rather than the subject site. The commission also confirmed that the PUD would run with the property, not the owner, and then invited the applicant to respond to the concerns.

Jessi Stringer, Eight Point Creative, representing the applicant, explained that the property owner and project engineer spoke directly with the neighboring complainant and believe many of his concerns stem from confusion about property boundaries, with some issues—such as dirt around a utility pole—likely located on the neighbor’s own property. The applicant emphasized that any stormwater impacts would be legally addressed and engineered to prevent runoff onto adjacent properties. The building, constructed in 2014, has consistently operated as a carpet-cleaning business. The owner purchased it and retained the existing tenants, using a portion of the space for storage of his construction trucks, not for automotive repair as the neighbor suspected. The expansion is small but requires a PUD amendment for parking and related updates. Even with the parking modification, the site has historically operated well below capacity, and the applicant does not intend to change the use, anticipating no increase in intensity beyond the current limited occupancy.

During the discussion, commissioners asked about stormwater management, and the applicant confirmed the site was built in 2014 to modern City of Broken Arrow engineering standards, with existing storm drainage remaining unchanged. The primary site modification involves relocating and properly designating a fire lane to meet current accessibility needs, a change already approved by the Fire Marshal. Commissioners expressed comfort with the parking situation after hearing the building operates at low occupancy, with employees typically gone by 6:00 p.m., and that surrounding properties have ample unused parking, should future shared arrangements ever be needed.

Discussion also revisited the neighbor’s concern about a dirt mound near a utility pole, with staff suggesting it may be related to a utility replacement on an adjacent property rather than the subject tract itself. With no additional speakers, the public hearing was closed. Commissioners noted their familiarity with the area and expressed support for allowing the small-scale commercial use to continue, stating that the location is best suited for low-intensity businesses like the existing carpet-cleaning operation.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to Approve Item 26-183 - per the staff report - PUD-002592-2025 (Planned Unit Development), JCP Expansion, 0.64 acres, CG (Commercial General), located approximately just south of Washington Street (91st Street) and just west of Aspen Place (145th East Avenue), major amendment of PUD-50

The motion carried by the following vote:

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

7. Appeals - NONE

8. General Commission Business

A. 26-274 Presentation and discussion about the 7 propositions of the 2026 General Obligation Bond package, and a separate 8th proposition to fund improvements at the public sports facilities

Kenny Schwab, Assistant City Manager, presented Item 26-274 2026 GO Bond Package, Build Our Future BA bond program, emphasizing it as a reinvestment in Broken Arrow’s growth and long-term planning. The proposal includes two funding components: a \$415 million General Obligation bond funded through existing property tax millage with no tax rate increase, and a separate temporary, dedicated five-year sales tax for specific purposes. Projects were selected through extensive public input, surveys, steering committees, and meetings with stakeholders and end users.

The bond contains seven propositions covering streets, public safety, quality-of-life projects, city facilities, stormwater improvements on public property, drainage partnerships on qualifying private property, and a library expansion partnership. Streets receive the largest allocation at \$205 million, reflecting strong public demand to address traffic congestion in a rapidly growing city that has evolved from a bedroom community into a regional employment hub. Public safety funding includes additional fire stations, training facilities, and costly equipment such as fire engines and ambulances. Quality-of-life investments include parks, trails, a new community center at Elam Park, and expanded recreational facilities. The program outlines 91 projects over approximately 10 years, structured around debt capacity as existing obligations roll off, reinforcing that the initiative reinvests existing revenue to support

continued community growth.

Mr. Schwab emphasized that the 2018 bond totaled \$210.5 million across all six propositions, while the proposed \$415 million bond nearly equals that entire amount in street improvements alone under Proposition 1, reflecting strong public demand to address traffic and growth. Other major allocations include \$56 million for public safety, \$74 million for quality of life projects such as a new community center at Elam Park, \$65 million for public facilities including senior centers and museums, \$11 million combined for stormwater and drainage, and \$4 million for the South Library partnership, which has already leveraged additional private fundraising toward an estimated \$13 million expansion.

In addition to the bond, the proposal introduces a new temporary, dedicated half-cent sales tax for five years to fund approximately \$53 million in youth and adult sports improvements across 38 projects, including upgrades to Arrowhead, Indian Springs, Challenger, and Neinhuis sports complexes. The city plans to finance the full amount upfront through a loan, so projects can be completed within about three years rather than phased over a decade, reducing long-term inflationary costs and allowing current youth to benefit sooner. The half-cent sales tax equates to 50 cents per \$100 spent and would increase the city's sales tax rate from 3.55% to 4.05%, keeping it comparable to nearby communities. The tax is dedicated solely to this purpose and expires on June 30, 2031. It could generate additional improvements if revenues exceed projections, while enhanced facilities are expected to boost tournament activity and local economic impact.

During the discussion, officials clarified that the temporary half-cent sales tax would expire June 30, 2031, and that “unnamed projects” apply only to the bond portion, where state law requires at least 70% of projects to be specifically identified, while up to 30% may remain flexible for contingencies or future needs within the same voter-approved proposition. Any use of those unnamed funds would require staff recommendation and City Council approval and must stay within the original proposition category.

The discussion also highlighted new public engagement tools, including an AI-powered phone system that answers bond-related questions and an interactive online project map, as well as upcoming public forums. Questions addressed the addition and relocation of fire stations, with officials emphasizing improved response times, expanded coverage in growing areas, and potential reductions in homeowners’ insurance rates due to better fire ratings. The drainage partnership program was also explained, noting that both staff-identified and citizen-submitted projects are reviewed through a formal application process and the Drainage Advisory Committee.

In response to concerns about dedicating the temporary sales tax to sports, leadership emphasized broader community benefits, including youth development, teamwork, leadership skills, and economic impact from tournaments. Officials noted that if the bond does not pass, infrastructure and facility needs would remain unmet and likely become more expensive later. They also reminded voters that each proposition will appear separately on the ballot, allowing individual votes on each measure. Overall, leaders framed the proposal as a strategic reinvestment in infrastructure, public safety, and community amenities to sustain Broken Arrow’s continued growth.

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

Commissioner Jaylee Klempa encourages citizens to vote.

10. Adjournment

The meeting was adjourned at 6:33 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Jonathan Townsend

Move to Adjourn

The motion carried by the following vote:

Aye: 3 - Jonathan Townsend, Jason Coan, Robert Goranson

Nay: 2 - Mindy Payne, Jaylee Klempa