



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, January 22, 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

- A. 26-196** **Consideration, discussion, and possible action regarding PUD-002550-2025 (Planned Unit Development) and BAZ-002374-2025 (Rezoning), D&B Processing, 9.15 acres, AG (Agricultural) to IL (Industrial Light)/PUD-002550-2025, abrogation of PUD-193, located one-half mile south of Washington Street (91st Street), one-half mile east of the Creek Turnpike**

Mackenzie Hackett, Staff Planner, presented Item 26-196, revisions to a request to rezone 9.15 acres from agricultural to light industrial and to replace an older PUD, located south of Washington Street and east of the Creek Turnpike. The Planning Commission had previously raised concerns about screening and fencing. The updated plan keeps the north and east fence standards the same, requires the southern frontage along Gary Street to have an eight-foot opaque metal fence with columns and a gate, and allows the existing western wire fence to remain unless a significant portion of the vegetation buffer between the site and the nearby school is removed, in which case a more substantial wall matching the street-facing style would be required. With these changes, staff stated the request aligns with the comprehensive plan and surrounding land uses and recommended approval of the rezoning and new PUD, along with abrogation of the prior PUD on the property.

The Planning Commission discussed fencing and screening details for the light industrial rezoning and the new PUD, focusing on safety and appearance along Gary Street and at the west property line near a school and the future amphitheater. Council members and the applicant clarified that the existing southern white metal panel fence could either remain—relocated farther from Gary Street to meet code—or be replaced with the redesigned fence, provided it stays uniform and landscaped. Concern about children potentially accessing the site from the west led to agreement that a minimum six-foot fence would be installed along the west property line; it could be chain link or a more opaque/solid style, giving flexibility now and in the future without locking the owner into one material. With those understandings, a motion was made to approve the request per staff recommendation with the added fencing conditions.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to Approve Item 26-196 PUD-002550-2025 (Planned Unit Development) and BAZ-002374-2025 (Rezoning), D&B Processing, 9.15 acres, AG (Agricultural) to IL (Industrial Light)/PUD-002550-2025, abrogation of PUD-193, located one-half mile south of Washington Street (91st Street), one-half mile east of the Creek Turnpike, with additional condition of 6' opaque or chain link fence being constructed along the west side of the property. The south fence, being the existing fence, moved back 11' or the fence design proposed in the updated PUD

The motion carried by the following vote:

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

4. Consideration of Consent Agenda

- A. 26-184 Approval of Planning Commission meeting minutes of January 8, 2026
- B. 26-172 Approval of LOT-002611-2025, Arrow Forge Lot Split, 1 lot to 2 lots 29.98 acres, IL Zoning District, located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)
- C. 26-173 Approval of PT-002609-2025|PR-000831-2025, Preliminary Plat Aequitas, 5.86 acres, 5 lots, A-1 (Agricultural) to CH (Commercial Heavy), IL (Industrial Light), RM (Residential Multi-Family) and FD (Floodplain) via BAZ-002280-2025 and PUD-002281-2025, located south of West Tucson Street (121st Street South) and 1/3 mile west of South Elm Place (161st East Avenue)
- D. 26-182 Approval of PT-002557-2025|PR-000893-2025, Preliminary Plat for Timber Ridge Crossing, 24.40 acres, 105 lots, A-1 (Agriculture) to RS-4 (Single-Family Residential) via BAZ-001906-2024, located nearly ½ mile south of Albany Street (61st Street), just west of 37th Street (209th E. Avenue).
- E. 26-186 Approval of PR-000895-2025|PT-002596-2025, Conditional Final Plat, Brook Chase Phase V, 18.56 acres, 86 Lots, AG (Agricultural) to RS-4 (Single Family Residential) via BAZ-2074, located one-half mile north of Washington Street (91st Street), one-half mile west of 23rd Street (193rd E. Avenue/County Line Road)
- F. 26-187 Approval of PR-000768-2024|PT-002601-2025, Conditional Final Plat, The Pines III, 15.83 acres, 67 lots, AG (Agricultural) to RS-P (Single Family Residential - Preservation) via BAZ-2041, at the southwest corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue)

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
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

6. Public Hearings

- A. 26-189 **Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).**

Jose Jimenez, Planner II, presented Item 26-189. This item concerns a significant amendment to PUD 307 for the 90-acre Aspen Creek Villas site north of Tucson Street and east of Olive, where the land is currently unplatted and zoned commercial heavy. Because the amendment would change the underlying zoning, a separate rezoning case must be processed alongside the PUD, which has not yet occurred. As a result, both staff and the applicant requested that the case not be heard now but instead be continued, and staff recommended tabling PUD-002519-2025 to the February 26, 2026, Planning Commission meeting so the required rezoning can be considered together with the PUD.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to table Item 26-189 Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue), to February 26, 2026, Planning Commission meeting

The motion carried by the following vote:

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

- B. 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. This request is for a significant amendment to PUD 50 on a small, 0.64-acre tract at Brentwood Center just south of Washington and west of Aspen to allow an expansion of an existing building. During site plan review, staff found that the PUD’s parking ratio of 1 space per 200 square feet would require 29 spaces, while the site can physically accommodate only 12. Under current zoning code standards for office or professional uses, the requirement would be lower—about 17 spaces—but the applicant had not yet submitted a revised development outline formally addressing the parking and other changes in time for the agenda. Because of that missing documentation, staff recommended continuing PUD-002592-2025 to the February 12, 2026, Planning Commission meeting so the updated plan can be reviewed.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to continue Item 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 due to a lack of PUD design statement

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 - NONE

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

Commissioner Mindy Payne thanked Jose Jimenez, Planner II, for his help. Commissioner Jason Coan wished a safe weekend due to the incoming winter storm.

10. Adjournment

The meeting was adjourned at 5:53 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: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

Nay: 1- Jaylee Klempa