



# City of Broken Arrow

## Minutes Planning Commission

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

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

**Thursday, October 24, 2024**

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

**Council Chambers**

### 1. Call to Order

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

### 2. Roll Call

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

### 3. Old Business

There was no Old Business.

### 4. Consideration of Consent Agenda

**A. 24-14-52 Approval of Planning Commission meeting minutes of September 12, 2024**

**B. 24-1-459 Approval of LOT-001774-2024 Lot Split, Luth Residence, approximately 9.63 acres, 1 lot to 2 lots, RS-4 (Single Family Residential) located one quarter mile east of South Lynn Lane Road (South 177th East Avenue), and south of West Florence Street (East 111th Street South)**

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

**Move to approve the Consent Agenda**

The motion carried by the following vote:

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

### 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. 24-1440 Public hearing, consideration, and possible action regarding BAZ-001765-2024 (Rezoning),**

**Ellsworth Asphalt Plant, 12.83 acres, IL (Industrial Light) & CG (Commercial General) to IH (Industrial Heavy) & FD (Floodplain District), directly south of Houston Street (81st Street) and approximately one sixteenth mile west of 23rd Street (193rd Avenue/County Line Road)**

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa.

The motion carried by the following vote:

**Aye: 4** - Jonathan Townsend, Jaylee Klempa, Jason Coan

**Abstain: 1** - Mindy Payne, Robert Goranson

**B. 24-1460 Public hearing, consideration, and possible action regarding SP-001773-2024, Ziggi's Coffee, 1 acre,**

**request for a Specific Use Permit for a Drive Through Coffee Shop, south of the southeast corner of East Albany Street (61st Street) and County Line Road (North 23rd Street)**

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa.

The motion carried by the following vote:

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

### 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)**

Amanda Yamaguchi encouraged everyone to take the Connectivity Survey. Robert Goranson pointed out that the dead landscaping at the Casey's on Kenosha Street was replaced and looks good. Jason Coan asked about the possibility of anonymous HOAs.

**10. Adjournment**

The meeting was adjourned at approximately 5:45 p.m.

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

**Move to adjourn**

The motion carried by the following vote:

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