

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 22, 2023
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:04 p.m. on June 22, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

John Brown
Gina Wilson
Amy Bors
Craig Bowman
David Randolph
Chair Scott West

Absent

Business

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - Request to approve minutes from May 18, 2023
 - Approve JZ 23 PUD 128.mi1: request for a minor amendment to PUD 128 to reduce the front yard setbacks. General Location: S of 111th, W of Elm
 - Approve Final Plat (Amended) for the Estates at Ritz Hollow. General Location: S of 111th, W of Elm
 - Approve JL 23-382: a request for a lot split on the Oklahoma Aquarium Campus.
 - Approve Plat Amendment to South County Crossing. General Location: N of 121st, between Elwood and Elm

John Brown made a motion to approve Item 1. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, Wilson, Bors, Bowman, Randolph, West

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn

3. JZ 23-686: Request by Larry Harrison for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: 9300 S Union Ave *David Randolph recused himself due to a conflict of interest on this item. He left at 6:06 p.m.* Planning Director Marcaé Hilton introduced Item 3 and answered questions. The following individuals spoke on the item:

- Jane Duenner (2320 W 92nd St)
- Anna Stewart (12004 S Tamarack St)

Craig Bowman made a motion to approve Item 3. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Brown, Wilson, Bors, Bowman, West

NAY: None

Motion carried. *David Randolph returned at 6:13 p.m.*

4. JZ 23 PUD 142: Request by Lou Reynolds for Planned Unit Development 142 to allow for Outdoor Entertainment, General on an AG (Agriculture) zoned parcel. General Location: 106th St and Elm. Planning Director Marcaé Hilton introduced Item 4. She, along with City Attorney Teresa Nowlin, answered questions. Lou Reynolds (2727 E 21st St, Tulsa, OK) addressed the Commission about the application and answered questions. The following individuals from the public spoke on this item:

- Sam Mather (11902 S Juniper Ct)
- Brad Lenhart (777 W 106th St)
- Gary Scrivner (11201 S Juniper St)
- Steve Eaton (307 E 111th St)
- Charlotte Montgomery (10612 S Fir Ave)
- John Dorman (9400 Broadway Ext, Suite 600)
- Wayne Driggers (119th St)
- Ivy Repasky (708 W 108th St)

Craig Bowman left at 7:39 p.m. and returned at 7:40 p.m.

- Catherine Lenhart (777 W 106th St)

The Planning Commission took a break at 7:46 p.m. and returned at 7:53 p.m.

- Hilary Green (3738 S Xanthus Ave, Tulsa)
- George Monks (1166 W 106th St)
- Catrena Thomas (115 E “A” St)
- Melissa Stallcup (10719 S Fir Pl)
- Doug Wince (1210 W 108th St)

Lou Reynolds spoke again to address more questions from the Commission and to answer some of the questions from the public. Amy Bors made a motion to continue Item 4 until a sound ordinance was passed by Council. She withdrew her motion. Craig Bowman made a motion to approve Item 4 with the following conditions: remove medical marijuana uses, adjust the start time to 8 a.m., and requiring that they follow any future sound ordinance

passed by Council. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, Wilson, Bors, Bowman, West

NAY: Randolph

Motion carried.

5. JZ 23 PUD 141: a request by Christopher Challis for a Zone Change from AG (Agriculture) & CG (Commercial General) to CS (Commercial Shopping) and a Planned Unit Development to allow for mixed use development. General Location: West of HWY 75, north of 121st St Planning Director Marcaé Hilton introduced Item 5 and answered questions. Chris Challis (Sooner Investments) addressed the Commission about the application and answered questions. The following individuals spoke on this item:

- Charlotte Montgomery (10612 S Fir Ave)
- Stuart VanDeWiele (521 E 2nd St) *Mr. VanDeWiele provided documentation for the Commission which is added at the end of the minutes.*

David Randolph recused himself due to a conflict of interest on this item. He left at 9:14 p.m. Chris Challis and Stuart VanDeWiele alternated addressing the Commission to answer questions. Scott West made a motion to approve Item 5. John Brown seconded the motion. A roll call vote of members was taken as follows.

YEA: Brown, Wilson, Bors, Bowman, West

NAY: None

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 9:21 p.m.

Attachment "A"

Stuart E. Van De Wiele

From: Christopher Shrout <cshrout@jenksok.org>
Sent: Thursday, August 13, 2020 5:59 PM
To: lclark@soonerinvestment.com; chris@soonerinvestment.com
Cc: steve@walmancommercial.com; justin@walmancommercial.com; Marcae Hilton; Tanner Rush; Christopher Robinson; Brandon Macy; Robert Carr
Subject: Thank You

Leland and Chris, thank you for taking the time to visit Jenks and discuss the property at 121st Street.

As we discussed, the City of Jenks is excited about the possibility of this property developing. If you choose to move forward, we would be a committed partner in producing a quality development.

Staff will follow up with the documents discussed at today's meeting. If you have any further questions please feel free to give me a call.

Christopher T. Shrout | City Manager
918.361.1028 | City of Jenks
211 North Elm Street | Jenks, OK 74037

Attachment "A"

Stuart E. Van De Wiele

From: Chris Challis <Chris@soonerinvestment.com>
Sent: Saturday, March 4, 2023 10:47 AM
To: Banks
Cc: Marcae Hilton; Justin Brown; Nicole Watts
Subject: Jenks/Zoning Authorizations

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Lindsay –

We're working toward a PUD submittal on Mar. 13. I'll circulate the draft among our PUD team this weekend for review, and then I'll send it to Marcae Hilton (Planning Director, copied here) for her review before we make formal submittal.

In the meantime, I suspect we'll need authorization letters from the land sellers to submit (is that correct, **Marcae?**). If so, I ask that **Marcae** provide us a form or go-by to use. I'd like **you** to prepare the request letters/forms that (I assume) the land owners will need to countersign, and then to get them out.

Lahoma Family, LLC [see purchase agreement for notice]

Winkle family [actually 4 different owners; see purchase agreements for notice]

Retail Buildings, Inc.

Helen Pacione
Director of Real Estate
Braum's, Inc.
1710 W. Randol Mill Road
Arlington, TX 76012
Helen.pacione@braums.com

City of Jenks [Nothing for you to do here; I'll email Teresa Nowlin separately]

For Lahoma Family and the Winkle family owners, you can email the request letters to **Justin Brown** (copied here, so he knows they're coming) and Justin can help facilitate getting the letters countersigned and returned (I imagine all this can be done with electronic copies – no originals). Email me the Retail Buildings letter and I'll send it to Braum's since I'm working with her on a variety of matters. For the City, I'll handle that with the City Attorney.

Thanks for your help. Let me know if you have any questions.

SOONER INVESTMENT

Commercial and Investment Real Estate

Christopher N. Challis | (386) 316-9837 | chris@soonerinvestment.com
2301 W. I-44 Service Road, Suite 100 | Oklahoma City, Oklahoma 73112

Attachment "A"

Stuart E. Van De Wiele

From: Chris Challis <Chris@soonerinvestment.com>
Sent: Thursday, May 4, 2023 5:38 PM
To: Teresa Nowlin
Subject: RE: Sooner-Jenks Development and ODOT property update

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sure
Please send me an invite
Should need only 15 - 20 min

Chris Challis | **Sooner Investment**

----- Original message -----

From: Teresa Nowlin <tnowlin@jenksok.org>
Date: 5/4/23 6:22 PM (GMT-05:00)
To: Chris Challis <Chris@soonerinvestment.com>
Subject: Re: Sooner-Jenks Development and ODOT property update

Tomorrow at 10?

On May 4, 2023, at 4:56 PM, Chris Challis <Chris@soonerinvestment.com> wrote:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Fri
9:00 - 10:30
1:00 - 2:00

Mon
Generally available

Chris Challis | **Sooner Investment**

Attachment "A"

----- Original message -----

From: Teresa Nowlin <tnowlin@jenksok.org>

Date: 5/4/23 5:52 PM (GMT-05:00)

To: Chris Challis <Chris@soonerinvestment.com>

Subject: Re: Sooner-Jenks Development and ODOT property update

I've spoken with Kelly and with Chris. What are a couple of times that work for you to discuss? I pretty open except for around lunchtime tomorrow and late afternoon tomorrow and Friday.

On May 4, 2023, at 9:36 AM, Chris Challis <Chris@soonerinvestment.com> wrote:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I haven't heard from him. If he just wants to call me, we don't have to have a big scheduled conference. I just need this moving asap.

Chris Challis | **Sooner Investment**

----- Original message -----

From: Teresa Nowlin <tnowlin@jenksok.org>

Date: 5/4/23 10:33 AM (GMT-05:00)

To: Chris Challis <Chris@soonerinvestment.com>

Subject: RE: Sooner-Jenks Development and ODOT property update

How about Monday to give me a chance to follow back up with Kelly? Have you heard from him? One of the things he wanted to know was who are your primary contacts with Braums – who is their attorney?

From: Chris Challis <Chris@soonerinvestment.com>

Sent: Thursday, May 4, 2023 9:30 AM

To: Teresa Nowlin <tnowlin@jenksok.org>

Subject: RE: Sooner-Jenks Development and ODOT property update

Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Attachment "A"

Can we get a call set for Friday or Monday? We need to understand the potential path forward and implications.

Chris Challis | **Sooner Investment**

----- Original message -----

From: Chris Challis <Chris@soonerinvestment.com>

Date: 5/1/23 11:35 AM (GMT-05:00)

To: Teresa Nowlin <tnowlin@jenksok.org>

Subject: RE: Sooner-Jenks Development and ODOT property update

Absolutely. Please provide all my info, below. We're needing to discuss this as soon as he's able. Thanks.

<image001.png>

Christopher N. Challis | (386) 316-9837 | chris@soonerinvestment.com
2301 W. I-44 Service Road, Suite 100 | Oklahoma City, Oklahoma 73112

From: Teresa Nowlin <tnowlin@jenksok.org>

Sent: Monday, May 1, 2023 10:20 AM

To: Chris Challis <Chris@soonerinvestment.com>

Subject: Sooner-Jenks Development and ODOT property update

Chris, would it be alright if I provide your phone number to Kelly Monaghan, the City's condemnation attorney, so that you could answer some question for him about the development?

Also, I did confirm with ODOT that received the City's payment and we will be closing today.

Teresa Nowlin | City Attorney

City of Jenks

211 North Elm | P.O Box 2007 | Jenks, OK 74037

918-299-5883 Office

Attachment "A"

Stuart E. Van De Wiele

From: Leland Clark <lclark@soonerinvestment.com>
Sent: Thursday, May 26, 2022 11:41 AM
To: Christopher Shrout
Subject: 121st & Hwy 75

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Chris,
Please give me a call when you have an opportunity.
I need to discuss the Braum's parcel with you.
Reach me at 405-203-1085
Thanks
Leland

Sooner Investment
2301 W. I-44 Service Rd. Suite 100
Oklahoma City, OK 73112
Office 405-605-8622
Cell 405-203-1085