MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. WEDNESDAY, DECEMBER 13, 2023
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:03 p.m. on December 13, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present	**Absent**
Amy Bors	Gina Wilson
Craig Bowman	Ray Stephens
Greg Nixon	
Chair Scott West	

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.)
   A. Approve minutes of the regular meeting held on November 15, 2023
   B. Approve Final Plat for Harvard Oaks. General Location: 135th and Harvard
   C. Approve JL 23-390, an application by Kelsey Pierce for a lot split and combination. General Location: 4769 E 131st St, Bixby
   D. Approve Preliminary Plat for Pine Ridge. General Location: 141st and Elm

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

   YEA: Bors, Nixon, West
   NAY: None
   NO VOTE CAST: Bowman[1]

   Motion carried.

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   Withdrawn

[1] Name was not called during the roll call by mistake.

3. Approve Preliminary Plat for 121st and Elm Complex by AAB Engineering. General Location: 121st and Elm. Scott West made a motion to continue Item 3 to the next meeting. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

   YEA: Bors, Bowman, Nixon, West
   NAY: None

   Motion carried. Item continued.

4. JZ 23 PUD 147: Request by Nathalie Cornett for a Planned Unit Development to allow for Residential and Office uses. General Location: 322 W B St Planning Director Marcaé Hilton introduced Item 4 and answered questions. Andrew Shank (representing the applicant) addressed the Commission and answered questions. Aaron Morgan (404 W "B" St) and Lorie McClain (W "B" St) gave public comments. Greg Nixon made a motion to approve Item 4. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

   YEA: Bors, Bowman, Nixon, West
   NAY: None

   Motion carried.

5. JZ 23 PUD 146: Request by Bell Land Use for a Planned Unit Development and a zone change for the underlying zoning from AG (Agriculture) to RS-3 (Residential Single Family) and CS (Commercial Shopping). General Location: 131st and Elm Planning Director Marcaé Hilton introduced Item 5 and answered questions. Robert Bell (applicant) addressed the Commission and answered questions. The following individuals gave public comments on the item:
   - Janet *last name not heard* (131St St)
   - Amy Barnes (13152 S Norfolk)
   - Kathleen Maddox (13153 S Norfolk)
   - Mark McGwire (35093 W 191st St, Bristow) – part of engineering team

   Amy Bors made a motion to approve Item 5. Scott West seconded the motion. A roll call vote of members was taken as follows.

   YEA: Bors, Bowman, Nixon, West
   NAY: None

   Motion carried.

6. JZ 23-688: Request by Charles Crow for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location 424 W 111th St Greg Nixon made a motion to continue Item 6 to the next Planning Commission. Scott West seconded the motion. A roll call vote of members was taken as follows.

   YEA: Bors, Bowman, Nixon, West

NAY: None

Motion carried. Item continued.

7. JZ 23 PUD 98.ma3: Request by Alan Betchan for approval of Major Amendment #3 to PUD 98 to allow for automotive uses and a change in the material requirements. General Location: 313 S Franklin Planning Director Marcaé Hilton introduced Item 7 and 8 and answered questions. Alan Betchan (applicant) addressed the Commission and answered questions. Leonard McCollough (applicant) addressed the Commission to answer questions. Amy Bors made a motion to approve Item 7. Greg Nixon seconded the motion. A roll call vote of members was taken as follows.

   YEA: Bors, Bowman, Nixon, West
   NAY: None

   Motion carried.

8. JZ 23-689: Request by Alan Betchan for a zone change from CS (Commercial Shopping) to CG (Commercial General) to allow for automotive uses. General Location: 313 S Franklin St Amy Bors made a motion to approve Item 8. Greg Nixon seconded the motion. A roll call vote of members was taken as follows.

   YEA: Bors, Bowman, Nixon, West
   NAY: None

   Motion carried.
9.

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 7:32 p.m.