MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JANUARY 18, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:03 p.m. on January 18, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present	**Absent**
Amy Bors	
Craig Bowman	
Greg Nixon	
Gina Wilson	
Ray Stephens	
Rob Sellers	
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 December 13, 2023
   B. Approve JL 24-391: Request by Lowell Keely for a lot split. General Location: 401E "D" St
   C. Approve JL 24-392: A request by Dan Guterman for a lot combination. General Location: 11462 S Union Ave
   D. JZ 24 PUD 100.MI1: Request by Jack Taber for a Minor Amendment to PUD 100. General Location: 801 E 103rd St
   E. Plat Amendment: Request by Jack Taber for approval of Tulsa Premium Outlets Amended Plat. General Location: 801 E 103rd St S

   Scott West asked to pull Item 1.D. Craig Bowman made a motion to approve Item 1, pulling Item 1.D for further discussion. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

   YEA: Bors, Bowman, Nixon, Stephens, Wilson, Sellers, West
   NAY: None

   Motion carried.

2. <u>Consideration and appropriate action relating to items removed from the Consent Agenda</u>
Item 1.D: Planning Director Marcaé Hilton introduced Item 1.D and answered questions. Scott West made a motion to approve Item 1.D. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

   YEA: Bors, Bowman, Nixon, Stephens, Wilson, Sellers, West
   NAY: None

   Motion carried.

3. <u>JZ 23-688: Request by Charles Crow for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location 424 W 111th St</u> Planning Director Marcaé Hilton introduced Item 3, stated that the applicant has agreed to amend his request to OM (Office Medium) instead of CS, and answered questions. Rusty Crow (12705 E 88th Ct., Owasso, OK; applicant) addressed the Commission and answered questions. The following citizens gave public comments about the Item:
   - Terri Wallace (313 W 111th Pl S)
   - Spencer Pittman (219 E 111th Pl S)

   Craig Bowman made a motion to approve Item 3 with OM zoning. Rob Sellers seconded the motion. A roll call vote of members was taken as follows.

   YEA: Bors, Bowman, Nixon, Wilson, Sellers, West
   NAY: Stephens

   Motion carried.

4. <u>JZ 24 PUD 148: Request by Amy Prosser for rezoning to RS-3 (Single Family Residential) with Planned Unit Development 148 overlaid. General Location: 111th St and 33rd W Ave</u> Planning Director Marcaé Hilton introduced Item 4 and answered questions. Amy Prosser (124 N 6th St; applicant) addressed the Commission and answered questions. The following citizens gave public comments about the Item:
   - James Dros (11224 S 26th W Ave)
   - Julie Monnot (11192 S 26 W Ave)
   - Justin Little (10531 S Koa)
   - Leo Cacoperdo (11323 S 33rd W Ave)
   - Charlotte Montgomery (10612 S Fir Ave)

   Greg Nixon made a motion to approve Item 4. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

   YEA: Bors, Bowman, Nixon, Stephens, Wilson, Sellers, West
   NAY: None

   Motion carried. *The Planning Commission took a break from 7:54 p.m. to 8:02 p.m.*

5. JZ 24 PUD 110.MA1 - Request by Robert Bell for a Major Amendment to PUD 110 to redefine Phase 1 and 2, and define new boundaries. General Location: 1901 E 91st St
Planning Director Marcaé Hilton introduced Item 5 and answered questions. Robert Bell (101 E Aquarium; applicant) addressed the Commission and answered questions. The following individuals gave public comments on the Item:
    - Maria Rosales (1236 N 2nd St)
    - Brian Kirk (1314 N 2nd St)
    - Tyler Rains (1326 N 2nd St)
    - Justin Barr (243 E "K" Pl)
    - Clint Robertson (1193 N 2nd St)
    - Sunny Van Straten (1340 N 2nd St)
    - Steve Brown (2776 N 49th St S, Tulsa, OK)

    Robert Bell addressed the Commission again and answered questions. Greg Nixon made a motion to approve Item 5. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

    YEA: Bors, Bowman, Nixon, Stephens, Wilson, Sellers, West
    NAY: None

    Motion carried.

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 9:09 p.m.