

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 20, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:02 p.m. on June 20, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Gina Wilson
Amy Bors
Craig Bowman
Rob Sellers
Ray Stephens
Chair Scott West

Absent

Greg Nixon

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 meeting held on May 23, 2024
 - B. Approve JZ 24 PUD 113.mi1: Minor Amendment to PUD 113 Overlay, amending the minimum side yard setbacks for interior lots lines. General Location: 106th & Elgin
 - C. Approve JZ 24 PUD 116.mi2: request for a minor amendment to PUD 116 Overlay to amend the front build lines for certain lots. General Location: 101st & Harvard
 - D. Approve Final Plat for Riverfront South Centre. General Location: "K" Pl and 5th St
 - E. Approve Plat 24-02: Final Plat for 121 Elm commercial. General Location: 121st & Elm
 - F. Note in the minutes that JZ 24-691, a zone change to RS-3 at 938 W "C" St, has been withdrawn by the applicant.

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

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

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda Withdrawn
3. JZ 24-692 - A request by David Roberson for a rezoning from RS-1 (Residential) to LC (Local Commercial) and for a Comprehensive Land Use Map amendment to Local Commercial. General Location: 1123 W Main St

Planning Director Marcaé Hilton introduced Item 3 and answered questions. Craig Bowman made a motion to approve Item 3. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

4. JZ 24 PUD 149: Request by Tanner Consulting for approval zone change from AG (Agriculture) to RS-3 (Residential) with Planned Unit Development 149 Overlay District. General Location: 131st & Harvard

Planning Director Marcaé Hilton introduced Item 4 and answered questions. Megan Pasco (2353 S Lewis Ave) and Zach Roach (3158 S 108th St) addressed the Commission about the project and answered questions. *Chair West called for a break at 7:25 p.m. The Planning Commission resumed at 7:31 p.m.* The following citizens gave comments on this item:

- Carlie Head (2029 E 131st St)
- Justin Little (10531 S Koa)
- Ed Philips (13422 S 19th Ct)
- Kyle McMurrian (2619 E 136th)
- Amber Davis
- Charlotte Montgomery (10612 S Fir Ave)
- Robin Rosencutter (16421 S Troost Ave)
- Morgan Peuker (2010 E 133rd St)
- Mike Turner (2714 E 130th St)
- Eric Coburn (2704 E 137th Pl)

Zach Roach and Morgan Pasco addressed the Commission about the comments made and answered more questions. Morgan Pasco said they would be willing to drop the 30' lots. Rob Sellers made a motion to approve Item 4 on the condition that they remove the 30' lots. The motion was withdrawn and the Commission deliberated. Rob Sellers made a motion to approve Item 4 on the condition that they remove the 30' lots, no more than 60% of the lots be 40', and create sheltered school bus stops. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

Other Business

1. Planning Update—Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 8:43 p.m.