

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, AUGUST 22, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on August 22, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Gina Wilson
Craig Bowman
Rob Sellers
Greg Nixon
Ray Stephens
Chair Scott West

Absent

Amy Bors

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 July 18, 2024
 - B. Plat 24-03 - Approve Preliminary Plat for River Falls. General Location: 131st & Harvard
 - C. Approve sign exception for City Hall Steak and Cocktails' sign to allow for a projection of 5'. General Location: 123 E Main St

Staff noted that 1.B was withdrawn by the applicant. Gina Wilson made a motion to approve Item 1.A & 1.C. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

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Withdrawn

3. JZ 24-693: Request for a rezoning from RS1 (Residential Single Family) to LC (Local Commercial). General Location: 1119 W Main St

Planning Director Marcaé Hilton introduced Item 3 and 4. Rob Sellers made a motion to approve Item 3. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

4. PA 24-36: Request for a Comp Plan Change from Single Family Medium Intensity to Local Commercial. General Location: 1119 W Main St

Craig Bowman made a motion to approve Item 4. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

5. JZ 24-695: Request for a zone change from OM (Office Medium) & CS (Commercial Shopping) to CS (Commercial Shopping). General Location 502 E "A" St

Planning Director Marcaé Hilton introduced Item 5 and answered questions. Gina Wilson made a motion to approve. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

6. JZ 24 SUP 122: Request for a rezoning from IL (Industrial Light) to CS (Commercial Shopping) with a Specific Use Permit overlay to allow for a car wash. General Location: W of Elm, S of Creek Turnpike

Planning Director Marcaé Hilton introduced Item 6 and answered questions. Justin DeBruin (123 MLK Blvd) addressed the Commission about the application. *Craig Bowman left at 6:46 p.m. and returned at 6:48 p.m.* Brandon Murphy (applicant) also addressed the Commission and answered questions. The following individuals spoke at the public hearing:

- Skylar Robson (4241 E 131st St S)
- Drew Dossey (3827 S Trenton)

- Charlotte Montgomery (10612 S Fir)
- Catherine Lenhart (777 W 106th St)

Justin DeBruin and Brandon Murphy addressed the Commission again. Rob Sellers made a motion to approve Item 6 with the condition that billboards are not allowed. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Sellers, Stephens, West

NAY: Bowman, Nixon

Motion carried. *Planning Commission took a break at 7:33 p.m. and returned at 7:43 p.m.*

7. JZ 24 PUD 146.ma1: Request for a major amendment to PUD 146 overlay. General Location: 131st & Elm

Planning Director Marcaé Hilton introduced Item 7 and answered questions. Justin DeBruin (123 MLK Blvd) and Brad Hoffman (13422 S 19th St) addressed the Commission and answered questions. Jerry Maddox (1352 S Norfolk) spoke during the public comments section. Justin DeBruin answered more questions from the Commission. Craig Bowman made a motion to approve Item 7. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

Other Business

1. Planning Update – Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 8:23 p.m.