

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 17, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on October 17, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Gina Wilson
Amy Bors
Rob Sellers
Ray Stephens
Chair Scott West

Absent

Craig Bowman
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 September 19, 2024
 - B. Approve minutes from the meeting held September 23, 2024 (a reconvened meeting originally held on September 19, 2024)
 - C. Approve JL 24-401: A request for a Minor Subdivision (Lot Combination). General Location: 691 W 113th Ct
 - D. Approve JL 24-402: request for a minor subdivision to allow for a Plat amendment. General Location: 815 E "B" St
 - E. Approve JZ 24 PUD 120.mi1: request for a minor amendment to PUD 120 to amend the eastern setback to match the Plat amendment request (JL 24-402). General Location: 815 E "B" St
 - F. Approve PA 24-43.1: Minor text amendments to the Comprehensive Plan
 - G. Approve PA 24-43.2: A Minor Amendment to the Comprehensive Plan Land Use Map from Regional Commercial to Low Intensity Single Family. General Location: 91st St & S Union Ave
 - H. Approve PA 24-43.3: A Minor Amendment to the Comprehensive Plan Land Use Map from Parks & Open Space to Regional Commercial. General Location: 91st St & S Union Ave

- I. Approve PA 24-43.4: A Minor Amendment to the Comprehensive Plan Land Use Map from Parks & Open Space to Public & Semi-Public. General Location: E of the Oklahoma Aquarium
- J. Approve PA 24-43.5: A Minor Amendment to the Comprehensive Plan Land Use Map from Parks & Open Space to Regional Commercial. General Location: S of 10th Pl & E of the Railroad
- K. Approve PA 24-43.6: A Minor Amendment to the Comprehensive Plan Land Use Map from Local Commercial to High Intensity Single Family. General Location: 131st St & S Peoria
- L. Approve PA 24-43.7: A Minor Amendment to the Comprehensive Plan Land Use Map from High Intensity Single Family and Business Park to Medium Intensity Single Family. General Location: 131st St & S Peoria
- M. Approve PA 24-43.8: A Minor Amendment to the Comprehensive Plan Land Use Map from Parks & Open Space to Public & Semi-Public. General Location: S of the Creek Turnpike & W of Elm
- N. Approve PA 24-43.9: A Minor Amendment to the Comprehensive Plan Land Use Map from Medium Intensity Single Family to Low Intensity Single Family. General Location: 131st St between Harvard & Peoria
- O. Approve PA 24-43.10: A Minor Amendment to the Comprehensive Plan Land Use Map from Medium Intensity Single Family to Low Intensity Single Family. General Location: 131st St between Lewis & Peoria
- P. Approve PA 24-43.11: A Minor Amendment to the Comprehensive Plan Land Use Map from Medium Intensity Single Family to Low Intensity Single Family. General Location: 141st between Peoria and Lewis
- Q. Notice to the Planning Commission: City agreement for Right-of-Way west of 121st & HWY 75

Scott West asked to pull Item 1.F-1.P. Gina Wilson made a motion to approve Item 1.A-E and 1.Q. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, Stephens, West

NAY: None

Motion carried.

- 2. Consideration and appropriate action relating to items removed from the Consent Agenda
Rob Sellers made a motion to continue items 1.F-1.P to the November 21, 2024, meeting. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, Stephens, West

NAY: None

Motion carried.

3. PA 24-37: Request for a Comprehensive Plan Land Use Map amendment from High Intensity Single Family to Riverfront Tourist Commercial. General Location: 715 & 719 E Apache

Planning Director Marcaé Hilton introduced Item 3 and 4. Karie Brown (938 W “C” St) addressed the Commission about the application. Charlotte Montgomery (10612 S Fir Ave) made a public comment on the case.

No vote was taken on this item.

4. JZ 24-696: Request for a zone change from RS-1 (Residential) to RTC (Riverfront Tourist Commercial). General Location: 715 & 719 E Apache

Gina Wilson made a motion to approve a zone change to Downtown Overlay Transition. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, Stephens, West

NAY: None

Motion carried.

5. JZ 24 PUD 127.ma1 - A request for a Major Amendment to PUD 127. General Location: 126th & Harvard

Planning Director Marcaé Hilton introduced Item 5 and answered questions. *Planning Commission took a break from 6:50 p.m. and returned at 6:56 p.m.* Applicants Robert Bell (101 E Aquarium Pl) & Charlie Wollmershauser (12901 S 27th St) addressed the commission about the application and answered questions. The following people gave public comments:

- Jeff Smith (2041 E 129th St)
- Justin Little (10531 S Koa)
- Aaron Farris (2120 E 128th Pl S)
- Catherine Lenhart (777 W 106th St)
- Bob Smith (12884 S 21st Pl E)
- Lori Anderson (12902 S 20th Pl E)
- Josh Glasscock (12922 S 20th Pl)
- Charlotte Montgomery (10612 S Fir Ave)
- Jennifer Nitz (12548 S Gary)

Robert Bell & Charlie Wollmershauser addressed the Commission again. Amy Bors made a motion to Deny Item 5. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, West

NAY: Stephens

Motion carried.

6. Major Amendments to the Comprehensive Plan Land Use Map. Planning Commission may consider each item separately or in one motion.
- A. PA 24-38: Residential Medium intensity to Local Commercial. General Location: 1119 W Main St & 360 N Juniper
 - B. PA 24-39: Multi-Family to Regional Commercial. General Location: 1901 E 91st St
 - C. PA 24-40: Parks & Open Space to Regional Commercial. General Location: South & east of 801 E Outlet Dr
 - D. PA 24-41: Residential Medium Intensity to Local Commercial. General Location: South of 121st and west of Elm
 - E. PA 24-42: Residential Low Intensity to Public & Semi-Public. General Location: 12877 S Harvard

Planning Director Marcaé Hilton introduced Item 6 and answered questions. The following individuals spoke at the public hearing:

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

Rob Sellers made a motion to approve Item 6. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, Stephens, West

NAY: Bowman, Nixon

Motion carried.

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Other Business

1. Planning Update – Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 8:55 p.m.