

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, FEBRUARY 6, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Jenks Planning Commission was called to order at 6:01 p.m. on February 06, 2025, by Chair Scott West.

ROLL CALL

Present

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

Absent

Rob Sellers

BUSINESS

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under “Consent” are considered by the City Council to be routine and will be enacted by one motion. Any Councilor 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 January 09, 2025
 - B. Approve minutes of the meeting held on January 14, 2025 (a reconvened meeting originally held on January 09, 2025)
 - C. JL 25-406: request for a Minor Subdivision (Lot Combination). General Location: 124325 S Gary Avenue
 - D. Approve JZ 25 PUD 138.mi1 - A Minor Amendment to PUD 138 to increase allowable wall sign area. General Location: 104 Riverfront Dr ****[This item was added as an addendum after the Planning Commission agenda was originally published on 2025.02.03. The updated agenda was published on 2025.02.04]****

Greg Nixon made a motion to approve Item 1. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Scott West
Motion Carried.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
3. PA 25-44: A Comprehensive Land Use Map Amendment changing approximately 5 acres from Parks and Open Space to Local Commercial [related to JZ 25 PUD

142.MA1]. General Location: 106th & Elm St. ****[This item was added as an addendum after the Planning Commission agenda was originally published on 2025.02.03. The updated agenda was published on 2025.02.04]****

Planning Director Marcae Hilton introduced Items 3 and 4, and answered questions. Adam Doverspike (applicant representative) addressed the Commission about the application, along with the architect Whit Todd. The following citizens gave public comments on both items:

- Wayne Parker - 132 W 120th Pl
- Charlotte Montgomery - 10612 S Fir Ave
- Rick Evans - 10708 S Forest Ave
- Gary Scrivner - 11201 S Juniper
- Ivy Repasky - 708 W 108th St
- Catherine Lenhart - 777 W 106th St
- Dr. Josh Wedman - 11408 S Oak
- Sam Mather - 11902 S Juniper Ct
- *The Commission took a recess from 7:40 p.m. and returned at 7:49 p.m.*
- Linda Eaton - 307 E 111th St
- Justin Little - 10531 S Koa
- Steve Eaton - 307 E 111th St

Adam Doverspike addressed the Commission again to answer questions. Amy Bors made a motion to approve Item 3. Greg Nixon seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Chair Scott West

Motion Carried.

4. JZ 25 PUD 142.MA1: request for a Major Amendment to PUD 142 for additional General Entertainment Uses "Outdoor", Residential Uses "Multifamily", and Commercial Shopping Uses, along with a partial rezoning of AG (Agriculture) zoned land to CS (Commercial Shopping). General Location: 106th & Elm ****[Item wording corrected and published on 2025.02.04]****

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

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Chair Scott West

Motion Carried.

5. JZ 25 PUD 152: a request for a zone change from AG (Agriculture) and LC (Local Commercial) with PUD 131 Overlay to RS-2 (Residential Single Family) with PUD 152 Overlay. General Location: 131st & Harvard

Planning Director Marcae Hilton introduced Item 5 and answered questions. Ryan McCarty (applicant) addressed the Commission and answered questions. Ray Stephens made a motion to approve Item 5. Amy Bors seconded the motion. A roll

call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Chair Scott West

Motion .

6. Request by the City of Jenks for updates and changes to Chapter 16 – Unified Development Ordinance of the Jenks City Code: Article 3 – Base District Specific Standards (IL Setbacks; Art Exhibits; Allowed Uses); Article 5 – Use Specific Standards (Parking Standards); Article 6 – Development Standards (Updating Language; Driveway Options & Standards); and Article 9 – Administrative Procedures (Adding details to procedures and clarifying procedures).

Planning Director Marcae Hilton introduced Item 6 and answered questions. Gina Wilson made a motion to table Item 6 until the next meeting. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Chair Scott West

Motion Carried.

OTHER BUSINESS

1. Planning Updates
None given.

ADJOURNMENT

Meeting was adjourned at 9:01 p.m.