MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, AUGUST 23, 2018
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA

The meeting was called to order by Chair Carol Minden. A roll call vote of members was taken by Planning Assistant Malea Stoner as follows:

Ray Stephens	Present
John Brown	Present
Scott West	Present
Matt Lay	Absent
Larry Wewers	Present
Gary Isbell	Present
Chair Carol Minden	Present

Request to approve minutes of August 9, 2018. Larry Wewers made a motion to approve the minutes of August 9, 2018. Seconded by Scott West. A roll call vote of members was taken as follows:

Ray Stephens	Yes
John Brown	Yes
Scott West	Yes
Larry Wewers	Yes
Gary Isbell	Yes
Chair Carol Minden	Yes

Motion carried.

Business

1. JZ-627 PUD-113: Request by Wallace Engineering for a zone change from AG to RS-1 and PUD-113.

   General Location: 1098 West 106th Street South. Jim Beach addressed the Commission and presented his Staff report. Jim Beach stated, "Staff recommends approval." Larry

Wewers noted that the first floor will have to be 100 percent masonry Following discussion by the Commission, Chair Carol Minden asked the applicant to come forward. Gene Phillips, Wallace Engineering, 977 W. 106th St., addressed the Commission and answered questions of the Commission. Larry Wewers noted that the foundations need to be concrete slab.

Gary Isbell left at 6:18 p.m.

John Brown made a motion to approve JZ-627 PUD-113 with conditions of 100 percent masonry (rock, stucco, brick) on the first floor and concrete slab foundations for outbuildings. Seconded by Ray Stephens. A roll call vote of members was taken as follows:

Ray Stephens	Yes
John Brown	Yes
Scott West	Yes
Larry Wewers	Yes
Chair Carol Minden	Yes

Motion carried.

2. JZ-629: Request by Robert Bell for a zone change from RS-2 and AG to CS.

General Location: 9424 South Cleveland Avenue and 2833 West Main Street. Jim Beach addressed the Commission and presented his Staff report. Jim Beach stated, “Staff recommends approval of the rezoning and the Plat Waiver.” Chair Carol Minden asked Robert Bell to come forward and answer questions. Robert Bell addressed the Commission and answered questions of the Commission.

Gary Isbell returned at 6:27 p.m.

Dave Youll, 1109 W. 94th St., addressed the Commission and expressed concern over the increase of traffic & deterioration of the roadway next to Hytorc. Kathy Fahey, 1109 W. 94th St., addressed the Commission and expressed concern over the zone change from RS-2 to CS and the increase in truck traffic and more deterioration to the road. Robert Fazendine, 1121 W. 96th St., addressed the Commission and expressed that he felt the RS-2 should be changed to office use rather than commercial. Robert Bell addressed concerns and questions. John Brown made a motion to approve JZ-629 with the amendment that OM Medium Office zoning for 9424 S. Cleveland Ave. and CS zoning for 2833 W. Main St. along with approving the Plat Waiver. Seconded by Gary Isbell. A roll call vote of members was taken as follows:

Ray Stephens	Yes
John Brown	Yes
Scott West	Yes
Larry Wewers	Yes
Gary Isbell	Yes
Chair Carol Minden	Yes

Motion carried.

3. JZ-630: Request by Brad Borem for a zone change from RS-1 to CS.

   General Location: 813 East B Street. Jim Beach addressed the Commission and presented his Staff report. Jim Beach stated, "Staff recommends approval of the rezoning subject to a PUD for any proposed development and a recording of subdivision plat prior to release of any permits." Brad Borem, 3815 E. 116th Pl. S., Tulsa, addressed the Commission and gave an overview of the zone change request and proposed use of the property. Chair Carol Minden opened the floor. Arron Morgan, 404 W. B St., addressed the Commission and expressed that he is against the rezoning and commercial development of 813 E. B St. due to drainage from the property and aesthetics of what will be built.

   Scott West left at 6:57 p.m. and returned at 6:59 p.m.

   Marie Olsen, 714 E. E St., addressed the Commission and spoke in opposition to the rezoning due to drainage issues, both foot and vehicular traffic, and noise. Mary Scott-Hall, 717 E. E St. addressed the Commission and spoke in opposition due to traffic issues, drainage, and commercial development. Brad Borem rebutted some of the concerns. Following discussion by the Commission to go down in zoning from CS to OM, Drew Word, investor of 813 E. B St., 11722 S. Richmond, Tulsa, addressed the Commission. Drew Word stated, "I completely understand the homeowners' concerns regarding the property. However, if the Planning Commission does not approve the CS, then me and my investors are not interested in buying the property." Scott West made a motion to deny JZ-630. Seconded by John Brown. A roll call vote of members was taken as follows:

Ray Stephens	Yes
John Brown	Yes

Scott West	Yes
Larry Wewers	Yes
Gary Isbell	Yes
Chair Carol Minden	Yes

Motion carried.

Other Business. Jim Beach updated the Commission on a rewrite of the Comprehensive Plan, Zoning Code, and Subdivision Regulations.

Adjournment. Gary Isbell made a motion to adjourn. Seconded by John Brown. A roll call vote of members was taken as follows:

Ray Stephens	Yes
John Brown	Yes
Scott West	Yes
Larry Wewers	Yes
Gary Isbell	Yes
Chair Carol Minden	Yes

Motion carried. The Jenks Planning Commission adjourned at 7:20 p.m.