

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 7, 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:

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

Request to approve minutes of May 24, 2018. Gary Isbell made a motion to approve the minutes of May 24, 2018. Seconded by Ray Stephens. A roll call vote of members was taken as follows:

John Brown	Yes
Gary Isbell	Yes
Ray Stephens	Yes
Chair Carol Minden	Yes

Motion carried.

Old Business

1. ROW/UEC-61: Request by Donny Williamson on behalf of Infinity Properties for closure of all of the public alley contained within Block 49, Jenks-Original Town, City of Jenks, Tulsa County, Oklahoma.

General Location: East-West Alley, north of West Main Street, between North Birch Street and North Ash Street.

Larry Wewers arrived at 6:07 p.m.

Jim Beach addressed the Commission and presented a drawing showing the proposed PSO electrical equipment in the alley and the existing sewer line. Jim Beach stated since the last meeting, PSO and the applicant have worked out an arrangement so that the transformer can go up on a pole rather than on the ground. There is, however, some ground mounted equipment which doesn't have as big a footprint as the transformer would have. Staff recommends approval of the closure of the alleyway, the City will retain an easement for the sanitary sewer, the City Engineer is comfortable with the 4-1/2 foot spacing between the electrical equipment and the sewer. Larry Wewers recommended that it should be stated in the recommendation that the City Engineer approves the location based on the sewer line. Chair Carol Minden opened the floor. No one came forward, and Chair Carol Minden closed the floor. John Brown made a motion to approve ROW/UEC-61 subject to approval of the City Engineer on the location of the equipment. Seconded by Gary Isbell. A roll call vote of members was taken as follows:

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

Motion carried.

New Business

1. TUP 39 is a request by Great Scott Fireworks Inc. for granting a Temporary Use Permit (TUP No. 032) to allow for the placement and operation of a Fireworks Sales Tent from June 18, 2018 to July 4, 2018 with appropriate set up and removal time frames within a CG (General Commercial) District on property described as:

Lots 9-12, Block 44, "Original Town of Jenks", Tulsa County, Oklahoma.

General Location: 418 West Main Street. Jim Beach addressed the Commission and presented his Staff report. Chair Carol Minden opened the floor. Randy Scott, P.O. Box 22, Coweta, addressed the Commission and stated we've been in that location for 5 or 6 years and never had any problems. Our application said June 19 so we can set up and mow. We probably won't open until the 21st. On selling on the 5th, City Council discussed no shooting, but that we could exchange products. I believe they approved sales on the 5th. State law allows us to stay open through the 6th, but no one opens on the 6th. Larry Wewers asked if he can be allowed to be open on July 5. Following discussion

among the Commission, Chair Carol Minden closed the floor. Ray Stephens made a motion to approve TUP 39 with the understanding that Jim Beach is going to get with the City Attorney on the dates to see if they can be open on the 5th as discussed here. Seconded by Larry Wewers. A roll call vote of members was taken as follows:

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

Motion carried.

2. JZ-620 PUD-111: Request by Mike Thedford of Wallace Engineering for a zone change from CG (Commercial General Zoning) to CG (Commercial General Zoning) and PUD-111 (Planned Unit Development 111) for mixed use of retail, office, and multi-tenant senior housing residential.

General Location: Northwest Corner of 93rd Street and Elwood Avenue. Jim Beach addressed the Commission and submitted his Staff report. Jim Beach stated Staff recommends approval of the PUD subject to the listed conditions and any others that come up during the meeting. Following questions and comments from Commissioners, Chair Carol Minden asked the applicant to come forward. Lou Reynolds, 2727 E. 21st St., Ste. 200, Tulsa, addressed the Commission, gave an overview of the proposed project, and answered questions of the Commissioners. Chair Carol Minden opened the floor. Tom Askew, attorney representing South Lakes Villas homeowners, 1131 N. Renaissance Dr., Sand Springs, addressed the Commission and stated one of the primary concerns of the homeowners is drainage. Tom Askew also addressed other concerns of the homeowners. Marcos Wyan, 2105 W. G St., Stacy Hendrickson, 603 N. Sycamore, Lucas Gray, 505 N. Sycamore, Shaman Barham, 2104 W. G St., Sherry Sanders, 509 N. Sycamore, and Eric Maroney, 2105 W. E Ct., all addressed the Commission opposing the proposed project. Lou Reynolds addressed the Commission and addressed concerns of the homeowners. Chair Carol Minden closed the floor. Commissioners asked more questions of Lou Reynolds. Gary Isbell recused himself from the vote. Following questions and discussion, Ray Stephens made a motion to deny JZ-620 PUD-111. Seconded by Larry Wewers. A roll call vote of members was taken as follows:

John Brown	Yes
Larry Wewers	Yes

Ray Stephens	Yes
Chair Carol Minden	No

Motion carried.

3. JZ-621: Request by Phase 2 Investments, LLC for a zone change from RS-3 (Residential Single-Family High Intensity District Zoning) to CS (Shopping Center District Zoning) on a tract of land located on Lots 1, 2, and 3, Block 40, Original Town of Jenks, City of Jenks, Tulsa County, State of Oklahoma.

General Location: 202 South Birch Street. Jim Beach addressed the Commission and presented his Staff report. Jim Beach stated Staff recommends approval of the rezoning subject to approval of a PUD before any of the uses other than office uses that are permitted under CS zoning will be established. Staff also recommends the platting requirement be waived. Chair Carol Minden asked the applicant to come forward. Robert Giles, 7443 S. Norwood, Tulsa, addressed Council and stated he wants to build a law office on this property. Following questions from Commissioners, John Brown made a motion to approve JZ-621. Seconded by Gary Isbell. A roll call vote of members was taken as follows:

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

Motion carried.

4. JZ-622: Request for a Zone Change from an RS-3 (Residential Single-Family High Intensity District Zoning) to CS (Shopping Center District Zoning) on a tract of land located on Lots 18, 19, and 20, Block 13, Original Town of Jenks, City of Jenks, Tulsa County, State of Oklahoma.

General Location: 515 East Main Street. Jim Beach addressed the Commission and presented his Staff report. Jim Beach stated Staff would be supportive of the application as it helps complete a band of commercial zoning that is already existing and appropriate along Main Street. Staff recommends the platting be waived. Staff recommends approval.

Following discussion by the Commission, Ray Stephens made a motion to approve JZ-622. Seconded by John Brown. A roll call vote of members was taken as follows:

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

Motion carried.

Other Business. Jim Beach updated the Commission on the fireworks stands, stating that City Council considered all of them and your reasons for denying 3 of them. They approved each of them. The primary concern was with traffic flow and congestion in and out because of road construction. As they pointed out, Main Street has been 2 lanes for a long time. The 2 stands that are close into downtown are on the south side of Main, and those lanes are open and available. The one at Elwood and 96th is a similar situation. All of them were extended to the 5th of July for returns and tear down. The Commission discussed whether or not everyone would be available for the July 5 meeting. It was decided to wait until the meeting on June 21 to discuss the topic again.

Adjournment. Ray Stephens made a motion to adjourn. Seconded by Larry Wewers. A roll call vote of members was taken as follows:

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

Motion carried. The Jenks Planning Commission adjourned at 8:10 p.m.