

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MAY 24, 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	Absent
John Brown	Present
Scott West	Present
Matt Lay	Absent
Larry Wewers	Present
Gary Isbell	Present
Chair Carol Minden	Present

Request to approve minutes of May 10, 2018. Scott West made a motion to approve the minutes of May 10, 2018. Seconded by Larry Wewers. A roll call vote of members was taken as follows:

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

Motion carried.

New Business

1. 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) Planned Unit Development 111 for mixed use of retail, office, and multi-family residential for senior housing.

General Location: Northwest Corner of 91st Street and Elwood Avenue. Chair Carol Minden stated it has been requested that this item be continued for our next meeting on

June 7. Chair Carol Minden asked if anyone in the audience had objections to the continuance of the item. No one came forward and the floor was closed John Brown made a motion to continue JZ-620 PUD-111 to June 7. Seconded by Scott West. A roll call vote of members was taken as follows:

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

Motion carried.

2. TUP 035 (3083) is a request by Big Blast Fireworks Inc. for a Temporary Use Permit (TUP No. 035) to allow for the placement and operation of a Fireworks Sales Tent from June 15, 2018 to July 5, 2018 and December 27, 2018 to January 1, 2019, with appropriate set up and removal time frames within an AG (Agriculture) District on property described as:

The area of the S/2 of the NW/4 of Section 30, Township 18 North, Range 13 East of the Indian Base and Meridian, City of Jenks, Tulsa County, Oklahoma, Lying South and West of the Center of Polecat Creek; Less and except Beginning 50 feet east of the Southwest Corner of the S/2 of the Northwest Corner of Section 30 Thence North 549.15 feet; Thence Northeasterly 419.84 feet; Thence north 53.30 feet to a curve to the left 60.06 feet; Thence South 295.75 feet; Thence Southwesterly 541.11 feet; Thence Southeasterly 183.13 feet; Thence West 23.49 feet to the point of beginning and Less and Except Beginning 73.49 feet east of the Southwest Corner of the SW/4 of Section 30 Thence Northwesterly 25.37 feet; Thence East 150.88 feet; Thence South 23.69 feet; Thence west 148.24 feet to the point of beginning.

General Location: Northeast Corner of 106th Street South and South Elm. Jim Beach addressed the Commission and presented the Staff report. Jim Beach stated Staff recommends approval subject to the conditions listed. Gary Isbell interjected that City Council passed an Ordinance that fireworks could not be set off in the City limits on July 5. Scott West stated I agree with no sales on the 5th since you can't set them off on the 5th. Scott West said their map shows them having the band truck behind the tent, and they have not done that ever, including last year. Is there any way to enforce that they put the truck behind the tent? That's been an issue all along. We've fought this for years. Scott West made a motion that made a motion to approve per the site plan as submitted and

change sales through July 4. Seconded by John Brown. A roll call vote of members was taken as follows:

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

Motion carried.

3. TUP-036 (2482) A Request by Jakes Fireworks Inc. for granting a Temporary Use Permit (TUP No. 036) to allow for the placement and operation of a Fireworks Sales Tent from June 25, 2018 to July 5, 2018 with appropriate set up and removal time frames on property within a CS (Commercial Shopping Center) District and described as:

Lot 2, Block 2, “Melody Lane Center”, an Addition to the City of Jenks, Tulsa County Oklahoma.

General Location: 716 W. Main Street. Jim Beach addressed the Commission and presented the Staff report. Jim Beach stated Staff recommends approval subject to the conditions as listed and that sales end on July 4. Scott West and John Brown questioned whether the tent would take up too much parking since the last discussion regarding the property parking was brought up as being an issue. Steven Vaughn, general manager for the property, addressed the Commission and stated in the past there’s never been a problem with the parking issue over there. There is a tremendous amount of parking. We’re not anticipating an issue with parking. Scott West replied that’s a completely different answer than we got from you a few weeks ago. John Brown said the last time we had a discussion about Melody Lane Center we were left with the understanding that there was a parking problem. Steven Vaughn stated that was because of the church. They wanted the south end of our parking area. If you’ve ever been there when the fireworks tent is there, there’s never a crowd. Scott West replied there’s never a crowd. You told me that it was packed on Sundays, and I have made it my intention to drive by there on Sunday mornings on the way to and from church and it’s completely empty. John Brown replied the point is consistency with the information that’s coming to the Commission, because there seems to be some inconsistency. Gary Isbell inquired as to the projected construction. The Commission discussed issues with ingress/egress issues relating to the road construction. Scott West made a motion to deny TUP-036. Seconded by John Brown. A roll call vote of members was taken as follows:

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

Motion carried.

4. TUP 037 is a request by TNT Fireworks for granting a Temporary Use Permit (TUP No. 037) to allow for the placement and operation of a Fireworks Sales Stand from June 15, 2018 to July 5, 2018 with appropriate set up and removal time frames within a CS (Commercial Shopping Center) District on property described as:

A tract of ground being a portion of Lot 3, Block 2, MELODY LANE CENTER, an Addition to the City of Jenks, Tulsa County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows, to-wit: Beginning at a point on the South property line of Main Street 143.91 feet Northwesterly along said South property line from the Northeast corner of Lot 3; thence South 19°00'38" West for a distance of 172.81 feet; thence North 60°37'13" West a distance of 85.34 feet to a point 30.0 feet East of the West line of Lot 3; thence North 00°17'58" East a distance of 64.14 feet; thence North 15°25'56" East a distance of 117.38 feet to a point on the South property line of Main Street, thence Southeasterly along the South property line of Main Street a distance of 113.91 feet to the Point of Beginning, containing in all 0.411 acres, more or less.

General Location: 802 West Main Street. Chair Carol Minden noted that the end date of sales changes to July 4. Jim Beach addressed the Commission and presented the Staff report. Jim Beach stated Staff recommends approval subject to the conditions as listed. John Brown made a motion to decline TUP-037 on the basis of the construction ingress and egress, and make a recommendation that TNT come back with another location. Seconded by Larry Wewers. A roll call vote of members was taken as follows:

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

Motion carried.

5. TUP-038 (2382) A Request by Oklahoma Fireworks for granting a Temporary Use Permit (TUP No. 038) to allow for the placement and operation of a Fireworks Sales Tent from June 15, 2018 to July 5, 2018 with appropriate set up and removal time frames on property within a CS (Commercial Shopping Center) District and described as:

Lots 1 and Lot 2, Block 1, “Jenks West” Addition to the City of Jenks, Tulsa County, Oklahoma.

General Location: 1929 W. Main Street. Chair Carol Minden noted that the end date of sales changes to July 4. Jim Beach addressed the Commission and presented the Staff report. Jim Beach stated Staff recommends approval subject to the conditions as listed. Gary Isbell made a motion to deny TUP-038 Due to construction ingress and egress, and that Oklahoma Fireworks return with a new location. Seconded by Larry Wewers. A roll call vote of members was taken as follows:

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

Motion carried.

Other Business. Scott West stated I have something to say about the last Council meeting where Councilman Bo Summers pretty much said that the Planning Commission was derelict in their duty and incorrect in their decision regarding the property where they wanted to put the 4 houses. I’ve been on this for 15 years and I haven’t seen Bo Summers here a single time, so I’m not sure how he knows what we do here. I was pretty offended at his comments. Larry Wewers said if you haven’t done so, all of you need to listen to the last audio of that meeting. It’s very enlightening to hear, because he also opens a discussion at the end of the meeting that you need to listen to. Gary Isbell said I was there and toward the end he said he did agree with us to have sidewalks on both sides of the street on GrayOaks. He said on this one we did it right, and they voted down having sidewalks on both sides of the street. Mike Sharp proposed sidewalks on only one side, and bar ditches on the other. It passed through preliminary. Scott West said the final has to come back through us. Gary Isbell said I’d like for everybody to go back and listen to that, because they did make the statement that there was only one access point, and no access points

further north to the next development. The developers were upset because they'd have to take out at least one lot to provide throughput to potential future developments. I found that interesting, and I'm going to look at that going forward to make sure they have at least 2 egress points in subdivisions, as well as community access to adjoining subdivisions. Scott West said that's a half section line, and the northern half is developable and there were no stubouts going that direction. It was a good point that Councilman Sharp made. Larry Wewers said the other thing was the 50 percent masonry. When did we go from 100 percent masonry requirement on the first floor to 50? When did that happen? Are they bringing that to you, or are you making that decision. Jim Beach replied no, they bring us what they want and then if we feel that the area warrants more masonry. Each one is different. Larry Wewers said no, every development since I've been on this Commission has been 100 percent on the first floor. And now this one and the one that was continued also calls for 50 percent. Jenks has been 100 percent on the first floor to keep the look. If you go to Dallas you won't see anything but brick. With this development, if you drive by the commercial are all brick on the first floor. I don't think we should let these people come in and do less than that. Chair Carol Minden asked can't we ease it into being corrected now before it becomes a big issue? Larry Wewers said the Planner brought this up to us every time. Jim Beach stated I'm not aware of any requirements or any codes that require 100 percent masonry. Scott West said that's what we want. Chair Carol Minden agreed. So you might give them a heads up that they're going to come up against this, because every single one of us that's been on here for any length of time knows that it's always been 100 percent. Larry Wewers said we're going to ask the questions. There was discussion regarding no elevator in the senior housing project that was continued, as well as a master plan for the downtown area.

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

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

Motion carried. The Jenks Planning Commission adjourned at 6:45 p.m.