MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 6, 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 request to add clarification to pg. 3 of the minutes, so that it is clear the outbuildings slabs needed to be concrete. Gary Isbell made a motion to approve the minutes. Larry Wewers seconded the motion.

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

Motion carried.

Business

1. **JZ-631 SUP-110 Amended:** Request by Kevin Jordan to Amend Specific Use Permit 110 (SUP No. 110 Amended) to modify the previously approved mini storage office, and add wine storage lockers and tasting area, coffee shop, dry cleaner drop off (no processing), possible ice kiosk, Amazon lockers, and cigar smoking area (no sales).

General Location: 1577 West 121st Street South. Jim Beach presented the staff report, and recommended approval with all original requirements from the previous SUP except with the removal of the 100% masonry requirement. Kevin Jordan (Black Gold Company) addressed the Commission. Kevin Jordan explains the plan and desired usage for the project. He clarified for the Commission that they are not selling anything, and a key card is required to access the wine storage. Scott West asked about the possible issues with noise and ruckus associated with groups gathering and drinking without supervision. Kevin Jordan stated that they did not have any problems with that at their location in Bixby, but would follow the legal steps necessary to correct the issue if one come up. Robert Fletcher (12009 S. Nandina St.) addressed the Commission about concerns with the noise from the complex. Chris Hollander (address not stated) addressed concerns about traffic. Kevin Jordan addressed the traffic concern by stating the artists rendering was not updated, and that the coffee stand would be rotated from the current renderings. John Brown made a motion to approve Item 1 with option of double stacked containers with the following conditions: 10pm closing times every day for the pseudo-retail operations; the southern most container be rotated for traffic purposes; roof-mounted seating to be on the east side of the facility; 35' limit for end stack container for signage purpose; storage employee staffed on-site during operating hours; no televisions or monitors emitting light outside or with visibility to the West; electrical heaters with twist timers; the inclusion of a public restroom; and, removal of the masonry requirement due the unique type of construction. Scott West seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

2. **ARC-455:** Request by Larry Bishop of Dove Ministry to relocate existing sign from back of property to the front adjacent to the right of way, and to replace existing 3x5 Marquee with Digital 3x5 Marquee.

General Location: 2833 West Main Street. Jim beach presented his staff report and recommended approval. Carol Minden asked about the size of the sign, but it was not listed in the staff report. Jim Beach estimated the sign to be close to 15'. Ray Stephens made a motion to approve Item 2 with the condition that the sign not be taller than it already is. Gary Isbell seconded the motion. A roll call vote of members was taken as follows:

John Brown	Yes
Scott West	Yes
Larry Wewers	No
Gary Isbell	Yes
Ray Stephens	Yes
Chair Carol Minden	No

Motion carried.

3. **Stone Bluff Preliminary Plat (connected with JZ-627 PUD-113):** Request by Wallace Engineering for approval of a preliminary plat.

   General Location: 1098 West 106th Street South. Jim Beach presented his staff report, and recommended approval. The developer, Gene Phillips (977 W. 106th St.) addressed the Commission to answer any questions. There were no questions. Larry Wewers made a motion to approve Item 3 with the following conditions: the HOA will handle street maintenance; and, the HOA will have an architectural committee to approve changing roof and/or paint color. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

Other Business. Jim Beach updated the Commission on a rewrite of the Comprehensive Plan. Ray Stephens reminded Jim Beach about updating the policy on fire works stands.

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

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

Motion carried. The Jenks Planning Commission adjourned at 7:36 p.m.