

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, APRIL 26, 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:

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

Request to approve minutes of April 12, 2018. Larry Wewers made a motion to approve the minutes of April 12, 2018. Seconded by Ray Stephens. A roll call vote of members was taken as follows:

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

Motion carried.

New Business

Start with Item 4.

4. PUD-93A Minor Amendment: Request by Tanner Consulting for a Minor Amendment to the Plat of Elgin Estates for roof requirements.

General Location: 109th Street and South Elgin Avenue. Jim Beach addressed the Commission and presented his Staff report. Erik Enyart of Tanner Consulting, 5323 S. Lewis Ave., Tulsa, addressed the Commission and gave a history on the subdivision and the reason for the Minor Amendment requested. Larry Wewers made a motion to approve PUD-93A as submitted. Seconded by Ray Stephens. A roll call vote of members was taken as follows:

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

Motion carried.

5. GrayOaks (JZ-405/PUD-40) (remainder of “Dutchers Crossing”) request by Tim Terral of TEP on behalf of C & C Development Group, LLC for approval of a preliminary/conditional final plat on a tract of land located in the SW/4 of Section 9, T-17-N, R-13-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof and containing approximately 60.6 acres.

General Location: East side of South Harvard Avenue at East 135th Street. Jim Beach addressed the Commission and presented his Staff report. Tim Terrell of TEP, 9820 E. 41st St., Ste. 102, Tulsa, addressed the Commission and answered questions from Commissioners. Following questions and comments by the Commission, Scott West made a motion to approve GrayOaks (JZ-405/PUD-40) with the added condition that the subdivision have box curbs and gutters along with the sidewalks. Seconded by Larry Wewers. 4. PUD-93A Minor Amendment: Request by Tanner Consulting for a Minor Amendment to the Plat of Elgin Estates for roof requirements.

General Location: 109th Street and South Elgin Avenue. Jim Beach addressed the Commission and presented his Staff report. Erik Enyart of Tanner Consulting, 5323 S. Lewis Ave., Tulsa, addressed the Commission and gave a history on the subdivision and the reason for the Minor Amendment requested. Larry Wewers made a motion to approve PUD-93A as submitted. Seconded by Ray Stephens. A roll call vote of members was taken as follows:

Larry Wewers	Yes
Gary Isbell	Yes

Ray Stephens	Yes
Scott West	Yes
Chair Carol Minden	Yes

Motion carried.

The Jenks Planning Commission recessed at 6:30 p.m.

The Jenks Planning Commission reconvened at 7:00 p.m.

1. ROW/UEC-59: Request by Charles Hembree for a utility easement closure located on Lot 26, Block 1, Hidden Oaks Estates, City of Jenks, Tulsa County, Oklahoma

General Location: 10707 South Nandina Court. Jim Beach addressed the Commission and gave his Staff report. Charles Hembree, 10707 S. Nandina Ct. addressed the Commission and answered questions of the Commission. Larry Wewers made a motion to approve ROW/UEC-59 with the condition that no permanent structures or mobile structures be placed on the easement until such time that the District Court permanently vacates the easement. Seconded by Ray Stephens. A roll call vote of members was taken as follows:

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

Motion carried.

2. ROW/UEC-60: Request by Jack Arnold for a partial utility easement closure located in the front easement and a partial side yard easement closure on Lot 22, Block 1, Brook at Stone Bluff, City of Jenks, Tulsa County, Oklahoma.

General Location: 10606 South Gum Street. Jim Beach addressed the Commission and presented his Staff report. Steve Murphy, 10615 S. Fir Ave., addressed the Commission and answered questions from Commissioners. Following discussion among

Commissioners, Ray Stephens made a motion to approve ROW/UEC-60. Seconded by Larry Wewers. A roll call vote of members was taken as follows:

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

Motion carried.

3. JZ-619: Request by City of Jenks for a zone change from AG (Agriculture Zoning) to CG (Commercial General Zoning) on a remnant of City-owned property from the balance of the City-owned property that is part of Government Lot 6, located in the SW/4 of the SW/4, Section 19, Township 18 North, Range 13 East, City of Jenks, Tulsa County, State of Oklahoma.

General Location: Southeast of South Elm Place and West Beaver Street. Jim Beach addressed the Commission and presented his Staff report. Gary Isbell made a motion to approve JZ=619. Seconded by Ray Stephens. A roll call vote of members was taken as follows:

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

Motion carried.

Other Business

Jim Beach addressed the Commission and stated JZ-616 PUD-109 has been appealed to the City Council. That case will be heard at the May 14 City Council Special Meeting. They believe they have additional information that supports their ability to provide the drainage and parking, which were two primary issues for you.

There is a case you may have seen signs for. There's a property on Elwood across from the golf course on the west side that will be a mixed use development with some retail and office along the frontage of Elwood, and a development area on the back side adjacent to the single family homes which would have elderly housing. The Zoning Code requires us to give 30 days notice instead of 20 days, and it has to be mailed out to all property owners within a quarter of a mile rather than 300 feet for any case that involves multi-family residential.

You have all been given a copy of the new agenda schedule for 2018. We think we've got it figured out where we can have our Planning Commission meetings on the same week as our City Council meetings. All those items that you see that go to City Council would go a week and a half later to the next City Council meeting. One of our goals is to get your packets out at least 2 or 3 days earlier than you've been getting them.

Ray Stephens requested that Commissioners be sent an email reminder of meetings each month.

Larry Wewers requested that City Council agendas be emailed to Commissioners.

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

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

Motion carried. The Jenks Planning Commission adjourned at 7:25 p.m.