MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, APRIL 12, 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:

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

Jim Beach stated we had an error in the mailed notices that went out on each of these items which stated that the meeting would be at 7:00. In keeping with the Open Meeting Laws we're going to go into recess until 7:00 at which time we'll reconvene. All of the applicants have been called and notified of the delay, so anyone coming in now is welcome to stay for an hour or leave and come back. John Brown made a motion to recess until 7:00. Seconded by Gary Isbell. A roll call vote of members was taken as follows:

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

Motion carried.

Scott West arrived at 6:45 p.m.

The Jenks Planning Commission meeting was called back into order at 7:00 p.m. by Chair Carol Minden.

Request to approve minutes of March 8, 2018. Gary Isbell made a motion to approve the minutes of March 8, 2018. Seconded by John Brown. A roll call vote of members was taken as follows:

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

Motion carried.

New Business

1. Jl-323 – Request by Robert G. and Ava J. Aery for a lot split in an RS-3 Zoned District to create four single-family residential lots.

   Described as: Lots 10, 11, and 12, Block 28, Original Town of Jenks.

   General Location: 402 East Aquarium Place. Jim Beach stated JL-323 and JZ-616 PUD-109 are companion applications. Jim Beach gave an overview of the lot split application. Jim Beach stated the Technical Advisory Committee Reviewed this lot split and had no issues. Staff and TAC recommend approval subject to a new deed for each new lot bearing the approve stamp of the City of Jenks, being filed of record with the Tulsa County Clerk, and a filed copy provided to the Planning Director. We might want to go ahead and consider the PUD and its merits and then return to the lot split. Chair Carol Minden poled the Commissioners and everyone was in favor of moving to Item 2. Larry Wewers made a motion to deny. Seconded by John Brown. A roll call vote of members was taken as follows:

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

Motion carried.

2. JZ-616 / PUD-109: Request by Robert G. and Ava J. Aery for a PUD to allow four single-family dwellings on property zoned RS-3.

   General Location: 402 East Aquarium Place. Jim Beach addressed the Commission and gave an overview of the proposed zone change and PUD. Jim Beach stated Staff recommends approval of the PUD with the conditions as listed in the Staff Report. Following questions by Commissioners, Chair Carol Minden asked the applicant to come forward. Robert Aery, 14538 Kendalwood Avenue, Glenpool, addressed the Commission and answered questions of the Commissioners. Chair Carol Minden opened the floor. Kenneth Glass addressed the Commission and stated I live across the street from where they're proposing to build this. Kenneth Glass stated his concerns regarding parking and drainage. Jim Beach stated when they submit their building permits they are going to have to satisfy the City Engineer as to drainage and on-site detention. Chair Carol Minden closed the floor. Further discussion ensued among the Commissioners. Larry Wewers made a motion to deny. Seconded by Scott West. A roll call vote of members was taken as follows:

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

Motion carried.

Return to Item 1.

3. JZ-617 / PUD-110: Request by Robert Bell, representative for William Stuart Price II Irrevocable Trust, for a zone change on a parcel of ground described below as "Riverfront South Centre" from IL Light Industrial District to ROC River Oriented Commercial District; and a request for a zone change on the property described below to Planned Unit Development Number 110 for mixed uses, located on:

   Riverfront South Centre Legal Description:

A parcel of ground located in the SW/4 SE/4 of Section 18, Township 18 North, Range 13 East of the Indian Base and Meridian, City of Jenks, Tulsa County, State of Oklahoma and more particularly described as follows.

Beginning 330 feet east of the SW Corner of the SE/4 of Section 18, T18N, R13E,; thence north 250 feet; thence northwest 121.91 feet; thence west 248.64 feet; thence north 189 feet; thence east 77.75 feet; thence northwest 116.49 feet; thence north 702.42 feet; thence east 216 feet to a point that intersects the meander line of the west bank of the Arkansas River; thence southeasterly along the meander line of the west bank of the Arkansas River for 800 feet; thence south 696.07 feet to a point on the south line of Section 18, T18N, R13E; thence west 326 feet along the south line of Section 18 to the Point of Beginning;

And;

A parcel of ground located in the SW/4 SE/4 of Section 18, Township 18 North, Range 13 East of the Indian Base and Meridian, City of Jenks, Tulsa County, State of Oklahoma and more particularly described as follows.

Beginning 656 feet east of the SW Corner of the SE/4 of Section 18, T18N, R13E,; north 903.5 feet; thence east 353.5 feet to a point on the meander line recognized as the center line of the Arkansas River; thence southeasterly along said meander line (Centerline of Arkansas River) for 944 feet to a point on the south line of Section 18, T18N, R13E; thence west 705.5 feet along the south line of Section 18 to the Point of Beginning;

And;

Less and Except all lands east of the meander line of the west bank of the Arkansas River.

And property being 20.00 +/- acres.

General Location: Northeast Corner of East K Place (91st Street) and North 5th Street. Jim Beach addressed the Commission and gave an overview of the proposed zone change and PUD. Jim Beach stated Staff recommends approval of this PUD subject to the conditions listed in the Staff Report. Following questions by Commissioners, Chair Carol Minden asked the applicant to come forward. Robert Bell addressed the Commission and answered questions of the Commissioners. Chair Carol Minden opened the floor. Alecia Butler, 6911 E. 92nd St., Tulsa, addressed the Commission and stated her concerns over

whether or not her property is involved in this project, as well as concerns with overfilling the City with apartments and them winding up empty. Steve Brown, 2776 E. 49th St., Tulsa, addressed the Commission and stated that he is the owner of 900 feet of the riverbank and a boat ramp, but he is being fenced off and have been for approximately 10 years. Steve Brown stated he wants to be able to maintain and farm that piece of ground and have access to it. Robert Bell responded to Alecia Butler and Steve Brown. Chair Carol Minden closed the floor. Following comments from Commissioners, Larry Wewers made a motion to approve JZ-617 PUD-110 with a change on Page 27 where the submission would be reviewed by the Planning Commission and the City Planner just like we always have. Seconded by John Brown subject to all of the approvals coming back to the Planning Commission for final review and approval. A roll call vote of members was taken as follows:

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

Motion carried.

4. JZ-618 / SUP-113: Request by Justin Dunham to approve Specific Use Permit (SUP No. 113) on an existing building for purposes of a church and Christian ministry located on:

   A tract of land situated in Melody Lane Center located in the Southeast Quarter (SE/4) of Section 24, Township 18 North, Range 12 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof, more particularly described as follows:

   Beginning 398.19 feet West of the Southeast corner of Lot 2; thence West 39.32 feet; thence northwest 40.81 feet; thence north 206.34 feet; thence east 70.5 feet; thence south 232.81 feet to the Point of Beginning of Block 2.

   General Location: 708 West Main Street. Jim Beach addressed the Commission and gave an overview of the proposed zone change and SUP. Jim Beach stated Staff recommends approval subject to the conditions listed in the Staff Report. Commissioners had questions regarding the parking for the church. Chair Carol Minden asked the applicant to come forward. Justin Dunham, 1720 E. 120th Pl., Glenpool, addressed the Commission

and answered questions of the Commissioners. Justin Dunham explained that he was not given the information of access easements when he purchased the building in 2012 from Chase Bank. Since there was an objection, I came across some valuable information regarding access that would have been good to know 5 years ago. Justin Dunham passed out agreements that he had found, then explained the agreements. Stephen Gray, 3101 N. Hemlock Cir., Broken Arrow, addressed the Commission and stated I am an attorney in the State of Oklahoma and handle a lot of residential and real estate matters. Stephen Gray stated we object to the church, as it is not a business, and when Mr. Schmidt tried to repurpose the center as a church several years ago he was flatly turned down because the purpose of a commercially zoned area was to generate sales tax and commercial activity. Dr. Steven Vaughan, 6511 E. 86th Pl., Tulsa, addressed the Commission and stated I'm the property manager for Jim Schmidt. I have a medical office at the end of this building. Our parking lot is full on the weekends and there is no room. Jim is against the parking lot being over saturated. Commissioners Questioned Dr. Vaughan several times regarding the number of cars in the parking lot on Sunday mornings. Justin Dunham introduced Pastor Ben Averitt of the church. Pastor Averitt addressed the Commission and stated we will be having a Sunday morning service and Wednesdays for youth. We've got approximately 30 families with kids and if everyone showed up we would have about 50 people in attendance. That's why we followed up with Chase Bank and got their permission to use their parking lot. Chair Carol Minden closed the floor. Following discussion by the Commission, John Brown made a motion to approve JZ-617 SUP-113 subject to the recommendations submitted by Staff. Seconded by Ray Stephens. A roll call vote of members was taken as follows:

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

Motion carried.

Other Business. Jim Beach and the Commission discussed moving the Planning Commission meetings being moved to the first and third Thursdays of the month.

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

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

Motion carried. The Jenks Planning Commission adjourned at 9:20 p.m.