

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 04, 2020
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

The Jenks Planning Commission was called to order at 6:04 p.m. on June 04, 2020, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

Travis Fulkerson - Videoconference
Scott West - Videoconference
Leon Davis - Videoconference
Craig Bowman - Videoconference
David Randolph - Videoconference
Chair Carol Minden- Videoconference

Absent

John Brown – Videoconference – Arrived at 6:07

Request to approve minutes of May 21, 2020. Travis Fulkerson made a motion to approve the minutes. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Fulkerson, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

Business

1. ARC 20-487: Request by Josh McFarland for approval of new materials, signage, and landscaping for Melody Lane Center. **General Location:** 716 W Main

John Brown arrived at 6:07 via videoconference. Planning Director Marcaé Hilton presented the staff report and recommended approval. She then answered questions from the Commission. John Brown made a motion to approve Item 1. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

2. ARC 20-488: Request by Tidal Wave Carwash for approval of a new LED monument sign. **General Location:** 408 S Elm.

Planning Director Marcaé Hilton presented the staff report and recommended approval. She then answered questions. Scott West made a motion to approve Item 2. David Randolph seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden
NAY: None

Motion carried

3. ARC 20-489: Request by Maggie's Place for approval of materials and outdoor mural.
General Location: 201 E Main St

Planning Director Marcaé Hilton present the staff report and recommended approval. She then answered questions. Kevin Smith [201 E Main; applicant] addressed the Commission about the application and answered questions. David Randolph made a motion to approve Item 3. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

YEA: Fulkerson, West, Davis, Bowman, Randolph, Minden
NAY: Brown

Motion carried.

4. JZ 20-656 PUD 16 Amendment: Request by Wallace Engineering for a major amendment to PUD 16 to allow for a child care facility. **General Location:** Southeast corner of Elm and 121st.

Planning Director Marcaé Hilton presented the staff report and recommended approval. She then answered questions. Jim Beach from Wallace Engineering (123 N Martin Luther King Jr Blvd, Tulsa) addressed the Commission about the application and answered questions. J. Frazier also answered questions. Correne Hopcraft (414 W 120th Pl S) spoke about the increase in traffic and noise the facility would bring. Leon Davis made a motion to approve Item 4. John Brown seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden
NAY: None

Motion carried

5. JL 20-345: Request by Wallace Engineering for a lot split related to JZ 20-656 PUD 16 Amendment. **General Location:** Southeast corner of Elm and 121st.

Planning Director Marcaé Hilton presented the staff report and recommended approval. John Brown made a motion to approve Item 5. Craig Bowman seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden
NAY: None

Motion carried

Old Business

1. JZ 20-655: Request by Robert Bell for a zone change to ROC (River Oriented Commercial). **General Location:** 813 E B St

Planning Director Marcaé Hilton stated that all items related to this case would be discussed together but would need individual votes. She then presented the staff report which recommended approval and answered questions from the Commission. Robert Bell (1011 W G St) addressed the commission about the applications and answered questions. Marinell Scott-Hall (717 E A Ave) spoke against the project due to drainage, lighting, smell of garbage, and wanted better screening should it go forward. Marie Olsen (714 E E St) spoke about the need for better screening and had concerns about music and hours of operations. Carolyn Morgan (404 W B St) spoke about the negatives from lights, water, and that a wood fence is not as good of a buffer as a masonry fence. Linda Whitewater (706 E C St) stated that B street is too small for the project. Robert Bell addressed the Commission about the public comments. Travis Fulkerson made a motion to approve Item 1. Leon Davis seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden
NAY: None

Motion carried

2. JZ 20-654 PUD 120: Request by Robert Bell for Planned Unit Development 120 – Fidler Acre. **General Location:** 813 E B St

John Brown made a motion to approve Item 2 with the following conditions: 8' masonry wall on northern fence line and to the halfway point on the western fence line for soundproofing; shielded lighting; hydrology and storm water management to move water away from the north end of property; no amplified sound; and trash receptacles on the east property line but not on the north. Travis Fulkerson seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden
NAY: None

Motion carried

3. ROWUEC 20-74: Request by Robert Bell for a Utility Easement Closure. **General Location:** 813 E B St.

Travis Fulkerson made a motion to approve Item 3. Craig Bowman seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

4. Request by Robert Bell for approval of Fidler Acre Preliminary Plat. **General Location:** 813 E B St.

Travis Fulkerson made a motion to approve Item 4. Craig Bowman seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried

Other Business

1. Horizon Jenks – Comprehensive Plan Project Update.
Planning Director Marcaé Hilton gave an update on the Jenks Comprehensive Plan.
2. Planning Update
Planning Director Marcaé Hilton gave a Planning Department update.

Adjournment. Travis Fulkerson made a motion to adjourn. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: West, Brown, Fulkerson, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 8:45 p.m.