

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**6:00 P.M. THURSDAY, JANUARY 10, 2019**  
**COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET**  
**JENKS, OKLAHOMA**

The Jenks Planning Commission was called to order at 6:00 p.m. on January 10, 2019, at Jenks City Hall by Scott West. A roll call vote of members was taken as follows:

**Present**

John Brown  
Scott West  
Gary Isbell  
Travis Fulkerson  
Chair Carol Minden

**Absent**

Craig Bowman

Request to approve minutes of December 20, 2018. Scott West made a motion to approve the minutes. Gary Isbell seconded the motion. A roll call vote of members was taken as follows:

**YEA:** All

**NAY:** None

Motion carried.

**Business**

1. **JZ-637 SUP-112: Request by Khoury Engineering for a Specific Use Permit to allow a pet resort in the AG zoning district. (Woodland West expansion) General Location: 9400 & 9500 S. Union Ave Applicant request a continuance to the February 7, 2019 Planning Commission meeting**

Travis Fulkerson made a motion to approve Item 1. John Brown seconded the motion. A roll call vote of members was taken as follows:

**YEA:** All

**NAY:** None

Motion carried

2. **JZ-634/ PUD-114: Request by Bell Land Use to rezone property from RS-3 to CH and PUD to allow higher density residential buildings General Location: South side of Aquarium Place, from 2<sup>nd</sup> Street to 3<sup>rd</sup> Street**

*Craig Bowman Arrived at 6:01 p.m.* Jim Beach presented his staff report and recommended approval with conditions. Robert Bell [1215 N Birch St] present the

application to the Commissioners. Greg Helms [424 E Main St], the architect, addressed the Planning Commission about parking and defining flat vs 1-bedroom units. Melinda Bennett [123 E A St, 5<sup>th</sup> & Aquarium Pl], speaking on behalf of her mother, spoke about parking concerns. Cindy Eimen [208 E Aquarium Pl] spoke about concerns with her property being right next to the proposed development and losing value. Kay Lynn [208 E Beaver] spoke about concerns with respect to the old infrastructure in the area as well as parking. She also wanted to know how they determined that Jenks needs more apartments. Jerry Acosta [222 S 2<sup>nd</sup> St] spoke with concern about Jenks becoming too congested. Jackie Glass [324 E Apache] spoke about parking and the influx of cars. Ken Fisher [104 E Beaver St] spoke about concerns about where the centerline to the road would be with the addition of the parking. Caroline Mulencup [410 E Beaver] spoke about why Jenks needs more apartments instead of more businesses. Kay Lynn spoke again directed at the developer asking if a study had been done about the need for more apartments. Duane Phillips, the developer, spoke to answer the questions asked by the citizens. Robert Bell addressed the Commissioners again to answer the remaining questions from the citizens and questions from the Commissioners. John Brown made a motion to approve Item 2 with the conditions listed in the staff report as well as the item being subject to review of the sanitary sewer in the area by the City Engineer to address concerns of odors and function of the lift station. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

**YEA:** All

**NAY:** None

Motion carried

All conditions are as follows:

- Approval of a subdivision plat prior to release of any building permits;
- Provide at least 48 parking spaces, or an amount that meets the Jenks Zoning Code requirements for multifamily uses, adjacent to the development;
- Construct the alley between Second and Third Streets to its full intended width and to City standards;
- Complete sidewalks on Aquarium Place and Third Street to meet ADA requirements and other City standards, or greater, and ensure the beginning and end points are at a finished elevation and location to allow for continuation in the right-of-way in the future;
- Provide a sidewalk easement in favor of the City at all locations where the public sidewalk is on the private property of this development;
- Reconstruct Third Street going south from its intersection with Aquarium Place to the south side of the alley;
- Provide continuous curb and gutter along both street frontages and connect storm drainage to the nearest storm sewer;
- Improve public waterlines in accordance with needs as determined by the City Engineer and Fire Chief

- Subject to review of the sanitary sewer in the area by the City Engineer to address concerns of odors and function of the lift station
3. **JZ-636/ PUD-115: Request by Bell Land Use LLC to approve rezoning on a portion of the subject property from RS-3 and CH to CS, and to approve a PUD on the entire subject property to allow multifamily uses. General Location: N.E. corner of E. A St and N. Birch St.**

Jim Beach presented his staff report and recommended approval with conditions. Robert Bell [1215 N Birch St] addressed the Commission about the application. Betty McClury [311 N Birch Ct] spoke about how the development did not look nice and the impact of traffic. Robert Bell responded to the citizen's questions. Greg Helms [424 E Main St] answered questions from the Commissioners. Gary Isbell made a motion to approve Item 3 with the listed conditions and amending the first condition to be "Approval of subdivision plat". Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

**YEA:** All  
**NAY:** None

Motion carried

All conditions are as follows:

- Approval of a subdivision plat;
  - Document the City's purchase of railroad right-of-way to be used for parking or provide written approval from the railroad to use the right-of-way for parking;
  - Construct the alley between Ash and Birch Streets to its full intended width and to City standards;
  - Complete sidewalks on A Street and Birch Street to meet ADA requirements and other City standards, or greater, and ensure the beginning and end points are at a finished elevation and location to allow for continuation in the right-of-way in the future;
  - Reconstruct Ash Street to City standards between A Street and B Street with connection location to A subject to review by the City Engineer;
  - Provide continuous curb and gutter along both street frontages and connect storm drainage to the nearest storm sewer;
  - Improve public waterlines in accordance with needs as determined by the City Engineer and Fire Marshal
4. **Plat: Request approval of South County Crossing Conditional Final Plat. General Location: North side of 121<sup>st</sup> St., East of Fire Station #2**

Jim Beach presented his staff report and recommended approval. Ryan McCarty [20 E Dawes, Bixby] addressed the Commission about the application. Travis Fulkerson made a motion to approve Item 4 subject to the Coal Creek Sanitary Sewer Interceptor

Payback/Access Charges dated May 30, 2000. Gary Isbell seconded the motion. A roll call vote of members was taken as follows:

**YEA:** All

**NAY:** None

Motion carried

Other Business.

- Jim Beach talked about OML training for Commissioners on January 23, 2019.

Adjournment. Carol Minden made a motion to adjourn. Gary Isbell seconded the motion. A roll call vote of members was taken as follows:

**YEA:** All

**NAY:** None

Motion carried. The Jenks Planning Commission adjourned at 8:05 p.m.