

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**6:00 P.M. THURSDAY, MAY 23, 2019**  
**COMMUNITY ROOM, JENKS CITY HALL, 211 NORTH ELM STREET**  
**JENKS, OKLAHOMA**

The Jenks Planning Commission was called to order at 6:00 p.m. on May 09, 2019, at Jenks City Hall by Scott West. A roll call vote of members was taken as follows:

**Present**

John Brown  
Craig Bowman  
David Randolph  
Travis Fulkerson  
Scott West

**Absent**

Chair Carol Minden

Request to approve minutes of May 09, 2019. John Brown made a motion to approve the minutes. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Brown, Bowman, Randolph, Fulkerson, West

**NAY:** None

Motion carried.

**Old Business**

1. **ROW-UEC 19-68: Request by Mark Capron of Wallace Engineering for a Utility Easement Closure to develop a building** **General Location: 305 S Elm**

Jim Beach presented his staff report and recommended approval. Travis Fulkerson made a motion to approve Item 1 with the condition that they receive judicial vacation. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Brown, Bowman, Randolph, Fulkerson, West

**NAY:** None

Motion carried.

**Business**

1. **JL 19-342: Request by Ryan McCarty for a lot split** **General Location: NE corner of 131st & Elm Street**

Jim Beach presented his staff report and recommended approval with the following conditions: 1) dedication of a sanitary sewer easement along the east side of "Tract A" and other easements deemed necessary by the City Engineer once development proceeds;

and 2) dedication of 50 feet of right-of-way along South Elm Street and East 131st Street. Robert Bell [1011 W G St] addressed the Commission about the application. John Brown made a motion to approve Item 1 with the previously listed conditions. David Randolph seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Brown, Bowman, Randolph, Fulkerson, West

**NAY:** None

Motion carried.

2. **JZ 19-642 PUD 117: Request by Ryan McCarty of Select Design for approval of rezoning from AG to RS-2 and Planned Unit Development** **General Location: NE Corner of 131st & Elm St**

Jim Beach presented his staff report and recommended approval subject to the following conditions: 1) All residents shall have access to all Yorktown trails, play fields, pools, or other amenities intended for all Yorktown residents; 2) First story exterior walls of houses shall be 100% brick, stone, or stucco, except the area of windows, doors, areas adjacent to patios and under porches, and gable ends above the ceiling line of the first floor shall be excluded from the wall area determination; 3) Concrete curbing along the entire length of the subdivision perimeter fencing; 4) Perimeter fencing along 131st Street shall be completed prior to release of any occupancy permits; and 5) A subdivision plat memorializing the requirements of this PUD shall be recorded prior to release of any building permits. Robert Bell [1011 W G St] addressed the Commission about the application and answered questions. Sarah Hogan [12926 S Ash St] asked about the masonry requirements and density. Chris Collins [13010 S Ash St] had concerns about density, tornado sirens, lack of water pressure, and the amount of traffic. Travis Hicks [12934 S Ash St] asked about the fencing along the edge of the subdivision. Sarah Hogan asked about the drainage. Brandon Hogan [12926 S Ash St] also asked about drainage. Jeremy Randel [13022 S Ash St] also asked about drainage. Sarah Hogan asked about integration with the jogging trail. Brandon Hogan asked about the possibility of a green space. Kerry Amen [134 130<sup>th</sup> St S] asked about the approval process for the commercial part of the land. Travis Fulkerson made a motion to approve Item 2 with the previously listed conditions as well as sidewalks shall be constructed in accordance with Section 3.6 of the Jenks Subdivision Regulations. John Brown seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Brown, Bowman, Randolph, Fulkerson, West

**NAY:** None

Motion carried.

3. **PLAT - Yorktown Blocks 50-52: Request by Ryan McCarty for a preliminary plat.** **General Location: NE Corner of 131st & Elm St**

Jim Beach presented his staff report and recommended approval with the following conditions: 1) show width of internal street right-of-way; 2) Dedicate all off-site easements labeled "by separate instrument" prior to recording final plat; 3) Add 3' fence easement along entire 131st Street frontage; 4) Work with planning staff to assign street names; and, 5) Access charges must be paid before final plat will be released for recording. Scott West made a motion to approve Item 3. John Brown seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Brown, Bowman, Randolph, Fulkerson, West

**NAY:** None

Motion carried.

4. **ARC 19-468: Request by Kelley Churchill for approval of front facing façade and building remodel for a downtown building** **General Location: 111 E Main St**

Jim Beach presented his staff report and recommended approval. Craig Bowman made a motion to approve Item 4 with the following conditions: . Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Brown, Bowman, Randolph, Fulkerson, West

**NAY:** None

Motion carried.

Other Business.

- Comprehensive Plan Update Jim Beach presented the Planning Commission with an update about the Comprehensive Plan.

Adjournment. Scott West made a motion to adjourn. John Brown seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Brown, Bowman, Randolph, Fulkerson, West

**NAY:** None

Motion carried. The Jenks Planning Commission adjourned at 7:38 p.m.