

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**6:00 P.M. WEDNESDAY, JULY 03, 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 July 03, 2019, at Jenks City Hall by Chair Carol Minden. A roll call vote of members was taken as follows:

**Present**

Leon Davis  
David Randolph  
Travis Fulkerson  
John Brown  
Scott West  
Chair Carol Minden

**Absent**

Craig Bowman

Request to approve minutes of June 06, 2019. Scott West made a motion to approve the minutes. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

**Business**

1. **JL 19-343: Request by Gloria Carnahan for a lot split** **General Location: 532 N Elm**

Jim Beach presented his staff report and recommended approval with the following conditions: dedication of a utility easement along the west side of both lots; dedication of 30 feet of right-of-way along the South Elm Street frontage. Rod Carnahan addressed the Commission to answer any questions. There were no questions. Leon Davis made a motion to approve Item 1 with the listed conditions. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

2. **ARC 19-469: Request by Lori Worthington for appearance review and approval of a LED lighted sign** **General Location: 1217 W Main**

Jim Beach presented his staff report and recommended approval. John Brown made a motion to approve Item 2. David Randolph seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

3. **ARC 19-470: Request by David Roberson for appearance review and approval to paint existing structure, cover metal with rough cedar, install metal awning, install 48" diameter lighted sign, and paint door and window frame** **General Location:** 116 E Main St

Jim Beach presented his staff report and recommended approval. Travis Fulkerson made a motion to approve Item 3. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

4. **Preliminary/Final PLAT – Frazier Meadows: Request by Charles Wollmershauser for a preliminary/conditional final subdivision plat** **General Location:** NW corner area of E 131st & S. Harvard

Jim Beach presented his staff report and recommended approval subject to the following conditions:

1. Add graphic scale to face of plat
2. Identify by name all platted and unplatted lands on the location map
3. Clearly show on the face of the plat the Point of Commencement and label traverse bearings and distances from Point of Commencement to Point of Beginning
4. Work with planning staff to assign street names
5. Move Sections 2.1.5, 2.1.6, 2.1.8, 2.1.9, 2.1.11, and 2.1.12 from PUD Development Standards to Private Restrictions section. These are not zoning standards, nor should they be regulated by the City. Sections 2.1.7 and 2.1.10, may remain under the PUD restrictions
6. Move 2.1.4 Streets to its own paragraph, numbered 1.5.
7. Re-number *2.1 Planned Unit Development Restrictions* to 2.3, and all sub paragraphs to 2.3.x.
8. Clubhouse, pool, landscaping, open green space, walkways, and parking shall be located in Reserve A, and playground or dog park shall be in Reserve B, both as proposed in the application;

9. Clubhouse shall meet the same design requirements of the houses and be of compatible architectural design;
10. Houses and clubhouse shall be a minimum of 100% masonry on the first story
11. Section 4 “Reserve Areas, Perimeter Fencing and Landscaping” must include language about perimeter fencing and landscaping
12. Concrete curbing along the entire length of the subdivision perimeter fencing; fence to be capped and trimmed and built using steel posts;
13. Perimeter fencing along Harvard Avenue and 131st Street shall be completed prior to release of any occupancy permits;
14. Final civil engineering documents must be approved by the city before final plat will be presented to City Council for acceptance and signatures.

Robert Bell [1011 W G St] addressed the Commission for the applicant to answer questions. Charlette Montgomery [10612 S Fir St] addressed the Commission speaking against putting more responsibility towards the HOA and asked questions. Robert Bell spoke again to answer questions. John Brown made a motion to approve Item 4 with the following conditions:

- Accepting the previously listed recommendations, but striking recommendation #5
- Amended 2.1.4 of the restrictive covenants to include utilization of sidewalks
- Setbacks for fences in 2.1.11 meet the zoning code requirements of fencing
- Addition section 6.1 to include maintenance on S. Harvard
- Striking section 7.40 of the restrictive covenants
- Meet the City Council requirements for the PUD on periodic masonry on the border fencing
- Submission for street light plan, including proper lighting at entrances, before final approval
- Submission of final stormwater plans and approved to include dissipation and discharge velocity to inlet

Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

Other Business.

- Horizon Jenks – Comprehensive Plan project update Jim Beach presented the Planning Commission with an update about the Horizon Jenks - Comprehensive Plan.

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

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

**NAY:** None

Motion carried. The Jenks Planning Commission adjourned at 7:35 p.m.