

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**6:00 P.M. THURSDAY, SEPTEMBER 09, 2021**  
**COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET**

The Jenks Planning Commission was called to order at 6:00 p.m. on September 09, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

**Present**

Craig Bowman  
David Randolph  
John Brown  
Scott West  
Leon Davis  
Chair Carol Minden

**Absent**

Jeffrey Beyer

**Business**

*Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).*

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

1.A. Request to approve minutes of August 05, 2021

Craig Bowman made a motion to approve Item 1. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

**ABSTAIN:** Brown

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda  
*Withdrawn*
3. JZ 21 PUD 130: Request by Robert Bell for approval of a zone change from AG (Agriculture) to CS (Commercial Shopping) and Planned Unit Development 130  
Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Robert Bell (1011 W "G" St; applicant) addressed the Commission about the

application and answered questions. The following individuals spoke about the application:

- Pam Conway (706 N Redbud St) – concerns about setbacks
- Emily Waggoner (703 N Sycamore St) – questions about setbacks
- Mike Martin (803 N Redbud St) – concerns about drainage
- Hannah Badgett (705 N Redbud St) – questions about privacy
- Sherri Sanders (509 N Sycamore) – worried about drainage, height of building, and lighting
- Eric Maroney (2105 W “E” Ct) – questions about type of fencing/screening
- Beth Oakes (2112 W “D” Ct) – questions about building materials, privacy, drainage, and possibility Commercial Owners Association

Robert Bell addressed the Commission again to answer some of the questions and concerns from the citizens. David Randolph made a made a motion to approve Item 3 with the following conditions:

1. All staff recommendation
2. Removing Use Units 1, 16, and 19
3. Setbacks as described in the handout (attached at end of minutes)
4. Removing staff recommendation #7
5. Adding all stormwaters will run to Elwood
6. That there be a Commercial Owners Association
7. Adding trees as barriers along the areas abutting residential property
8. Add in the Deed of Dedication to the plat that a pro rata fee must be paid to the South Lakes Villas Homeowners Association should any drainage go to their retention pond

Scott West seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

#### Other Business

Planning Update – Planning Director Marcaé Hilton gave the Planning Update and answered questions.

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

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

**NAY:** None

Motion carried. The Jenks Planning Commission adjourned at 7:16 p.m.

