

MINUTES
BOARD OF ADJUSTMENT
7:00 P.M., THURSDAY, AUGUST 4, 2016
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA

Members Present

Steve Murtha
Paul Greek
Shari Keathley

Members Absent

Larry Hengst
Gina Wilson

Staff Present

Robert Bell

The Jenks Board of Adjustment was called to order at 7:05 p.m. on Thursday, August 4, 2016, at Jenks City Hall by Chairman Shari Keathley, and following a roll call a quorum was declared present.

Chairman Shari Keathley requested a review of the minutes from July 7, 2016, Board of Adjustment meeting and asked if there were any corrections or omissions. There were no comments of corrections to the minutes of July 7, 2016. Chairman Shari Keathley declared the minutes approved as written.

BOARD CASES

1. JBOA-388 (1983) Request by Jerry Snedden for an approval of a variance to Section 430 of the Jenks Zoning Code establishing a 6 foot front yard setback and 12 foot rear yard setback on property described as:

Lot 10, 11, and 12, Block 28, "Original Town of Jenks" City of Jenks, Tulsa County, State of Oklahoma.

General Location: 402 East Aquarium Place.

Robert Bell gave his Staff report, which was included in the Agenda packet. Steve Murtha said I'm concerned about the courtyard. It appears they will be fenced with a high fence across the front. The wall across the front with the gate in it is out probably even with the front of the house. In effect you've fenced in what front yard there is. I feel it would be better if the fencing were removed. Robert Bell said the idea of an urban setting is not a lot of greenery. This is an empty nester type setting to go along with the Village on Main and what we're doing in the business core. They're not fencing in the front yard, they're closing their property off with a fence. We're requiring them to be set back. It's like their patio. We allow that through the Board

of Adjustment even in other neighborhoods now. There's no requirement in the Original Town of Jenks or Melody Lane for fences in the front yard, so you can have front fences. The only restrictions for fences in the front yard come with the new subdivisions down south. Steve Murtha said I'd just like to see some open space in the front. Paul Greek said we're here for a setback issue, not the design. Steve Murtha said I understand that. Chairman Shari Keathley opened the floor and asked anyone in favor of the proposal to come forward. Melinda Bennett, whose mother owns property at 4th and Main and at 5th and Aquarium Place, said the building is beautiful. How is the setback going to affect the drainage? Robert Bell replied what I've put in there as a condition is they have to submit a drainage plan. The requirement is no greater amount of water can leave the property than existed prior to the development. Melinda Bennett showed a picture from July regarding drainage at 4th and Aquarium Place.. Chairman Shari Keathley said we have a situation here where we address specific things, and drainage is not one of those things. That will be handled through the Planning Commission. Robert Bell said they will have to deal with the water on their site, and they're not allowed to release more water than what existed before the development. That area has had drainage issues for years, and every time it rains hard we run into this. We knew that going into this with Tammy Paul across the street. She is improving that area and she was told she has to create a detention area for all of the water to go into and pipe it to Main Street. Chairman Shari Keathley asked Kenneth Glass to come to the podium. Kenneth Glass of 324 E. Aquarium Pl. addressed the Board and said I've lived here a long time and there's no way in the world they can build a holding pond to hold all of this water. I've seen it tried too many times where I live. My concern besides the water is the parking. I know they've got back parking, but I also know people are going to park in the front on the street. And because of this school problem at 4th and Aquarium where these busses stop and pick up kids, I'm concerned about them, too. These mothers park up and down the street. Some of them sit there for an hour at a time in the morning and the evening dropping off and picking up kids. I think they're beautiful looking homes. The only good thing I can say about it, if they build a house then maybe they'll mow the lot. Chairman Shari Keathley said my understanding would be that most people that have a home are allowed to have visitors park in front of their house. As for the school parking, there's pickup and dropoff. I think the school can address that. We can't control the people using a public street. It's out of our hands. Paul Greek said that's a Planning Commission issue. Robert Bell said the City has the ability to assign an area as no parking. I don't think that's appropriate. So if it's not signed no parking, then there's no way for the City to react to people parking there. So we either sign it no parking, or we leave it open recognizing it's a residential area. If it was a commercial area I could force them to improve that. My stance is I think they've accommodated the parking, they've tried to make this an urban style cottage with the parking in the back, they've got a walkway from the back to the front. Kenneth Glass said I'm not against this altogether, but I do know they're going to have a lot of trouble with water. Robert Bell said I personally think what they should do is take the stormwater from this site and pipe it under the road and tie it into Tammy Paul's. That is going to be my recommendation. They've got to handle the water one way or another. Steve Murtha said this style house, you may

have some parking in front, but most of the houses in Jenks you have the garage and driveway in front and 2 or 3 cars and a boat all parked out in front of the house. You won't have that here, because those kinds of things will be parked around back where they should be. No one else came forward from the floor to speak, and Chairman Shari Keathley closed the floor.

Steve Murtha made a motion to approve JBOA-388 with Staff recommendations. Seconded by Paul Greek.

A roll call vote was as follows:

Steve Murtha	Yes
Paul Greek	Yes
Chairman Shari Keathley	Yes

Motion carried.

Adjournment. A motion was made to adjourn. The Board of Adjustment adjourned at 7:38 p.m.