

AGENDA  
JENKS PLANNING COMMISSION  
6:00 P.M. THURSDAY, FEBRUARY 23, 2023  
JENKS CITY HALL  
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. 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. Approve minutes of the January 19, 2023 meeting

Documents:

[2023.01.19 PC MINUTES.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Presentation relating to City of Jenks Tax Increment District No. 1 Project Plan, City of Jenks Tax Increment District No. 2 Project Plan, and proposed Jenks River Entertainment District Economic Development Project Plan.

Documents:

[1. SR.TIF.CITY OF JENKS.PDF](#)  
[JENKS TIF PRESENTATION 02-23-2023.PDF](#)

4. Conduct a public hearing regarding the proposed amendment of Increment District No. 1, City of Jenks and the City of Jenks Tax Increment District No. 1 Project Plan.

Documents:

[JENKS TIF 1 AMEND PUBLIC HEARING NOTICE \(WITH MAPS\) \(004\).PDF](#)

5. Conduct a public hearing regarding the proposed termination of Increment District No. 2, City of Jenks and the City of Jenks Tax Increment District No. 2 Project Plan.

Documents:

[JENKS TIF 2 TERMINATION PUBLIC HEARING NOTICE \(WITH MAP\) \(004\).PDF](#)

6. Conduct a public hearing regarding the proposed creation of three increment districts and adoption of the Jenks River Entertainment District Economic Development Project Plan.

Documents:

[JENKS TIF ABC PUBLIC HEARING NOTICE \(WITH MAPS\) \(004\) \\_202302081728489480.PDF](#)

7. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council amend Increment District No. 1, City of Jenks (City of Jenks Tax Increment District No. 1 Project Plan) to modify the boundaries of said Increment District.

Documents:

[RESOLUTION PLANNING COMM AMEND ID1 \(02-23-2023\).PDF](#)

8. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council terminate Increment District No. 2, City of Jenks (City of Jenks Tax Increment District No. 2 Project Plan).

Documents:

[RESOLUTION PLANNING COMM TERMINATE ID2 \(02-23-2023\).PDF](#)

9. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council create three tax increment districts and approve the Jenks River Entertainment District Economic Development Project Plan.

Documents:

[RESOLUTION PLANNING COMM ID ABC \(02-23-2023\).PDF](#)

10. JZ 23 PUD 138: request by Alan Bechan for approval of a PUD to allow for a drive-thru coffee shop. General Location: Aquarium Dr. and Riverfront Dr.

Documents:

[1. SR.JZ23PUD138\\_RAGLAND\\_PLAT.PDF](#)  
[2.7BREW RIVERFRONT PUD.PDF](#)  
[3.7 BREW TIA LETTER 2-2-23.PDF](#)  
[4.PUBLIC NOTICE - JZ 23 PUD 138 \[SE CORNER OF RIVERFRONT DR AND AQUARIUM DR\].PDF](#)  
[5. 7 BREW STACKING LETTER.PDF](#)

11. Final Plat for Ragland Plaza Amended Plat. General Location: Aquarium Dr. and Riverfront Dr.

Documents:

2.7BREW (RIVERFRONT) - PLAT.PDF

12. JZ 23 PUD 98.ma2: request by Alan Betchan for a major amendment to PUD 98 to allow for a hospital use and a build height increase to 120'. General Location: E of HWY 75 and Main St

Documents:

- 1.SR.JZ23 PUD 98.MA2 2900 WEST MAIN.PDF
2. 2900 WEST MAIN HOSPITAL PUD AMENDMENT.PDF
3. 2900 WEST MAIN.PDF
4. 2900 WEST MAIN PUD.PDF
5. PUBLIC NOTICE - JZ 23 PUD 98.MA1 [S OF MAIN, BETWEEN DOUGLAS AND ADAMS].PDF
6. JENKS MED PROJECT SOUTH SITE ALTERNATE.PDF

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT