

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JANUARY 09, 2020
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 January 09, 2020, at Jenks City Hall by Scott West. A roll call vote of members was taken as follows:

Present

Travis Fulkerson
Scott West
Leon Davis
Craig Bowman
David Randolph
Chair Carol Minden

Absent

Late

John Brown – Arrived at 6:02

Request to approve minutes of December 19, 2019. Scott West made a motion to approve the minutes. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

Business

1. **ARC 19-482: Request by Amy Smith for an outdoor sign** **General Location: 116 E Main St, Ste B**

Jim Beach presented the information regarding this request. made a motion to approve Item 1. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

2. **ARC 19-483: Request by Jason McGill for a lighted building sign. General Location: 807 E A St, Suite 109.**

Jim Beach presented the information regarding this request. Craig Bowman made a motion to approve Item 2. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

3. **ROW-UEC 19-70:** Request by Josh Nave for a Utility Easement Closure. **General Location:** 10709 S Nandina Ct.

Jim Beach presented the staff report. Josh Nave (10380 E 125th Pl S) addressed the Commission about the application and answered questions. Travis Fulkerson made a motion to approve Item 3 closing 6.5-foot wide portion of the easement with the conditions that the applicant obtain a Judicial Vacation of the easement. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

4. **JZ 19-648:** Request by Theresa Dewhurst for a zone change from RS-3 (Residential Single-Family High Density District) to CS (Commercial Shopping Center District). **General Location:** 122 N 6th St

Jim Beach presented the staff report. Rick Posen addressed the Commission about the application and answered questions. Leon Davis made a motion to approve Item 4. Scott West seconded the motion. A roll call vote of members was taken as follows:

YEA: Fulkerson, West, Davis, Bowman, Minden
NAY: Randolph
ABSTAIN: Brown

Motion carried.

5. **JZ 19-649 PUD 97A:** a request by Bell Land Use LLC, to amend Development Area B of PUD 97 to include in it the land area of Reserve B of Jenks Landing subdivision, making the combined total area of Development Area B approximately 13.2 acres to allow more dwelling units in the previously approved multi-family portion of the PUD. **General Location:** SE Corner S James Ave & W 114th St

Jim Beach presented the staff report. Robert Bell (1011 W G St) addressed the Commission about the application and to answer questions. Donnie Williamson (19983 S Sheridan) answered questions about landscaping. Scott West made a motion to approve Item 5 with the following conditions: 1) Minimum of 70% masonry; 2) Minimum landscaped area to remain at 30%; 3) Landscaping of all reserves shall be consistent; and, 4) Payment for the access charges in the amount of \$54,766.57 is due before release of

occupancy permits for the commercial buildings and \$44,080.41 before building permits for the apartments are issued. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

6. **Preliminary/Conditional Final Plat** - Jenks Landing II: Request by Bell Land Use for approval of a preliminary/conditional final plat to accompany JZ 19-649 PUD 97A.
General Location: SE Corner S James Ave & W 114th St

Jim Beach presented the information regarding this request. Robert Bell (1011 W G St) addressed the Commission about the application. Travis Fulkerson made a motion to approve Item 6 with the following conditions: 1) Include language in the Deed of Dedication to accomplish the proportional assignment of maintenance responsibilities for Reserve B; 2) Identify location of Access Limits on the face of the plat per Paragraph 1.8 of the Deed of Dedication; 3) Numbering of the two paragraphs under 2.2 Reserve Area "B" should be corrected to 2.2.1 and 2.2.2; 4) Reserve Areas "A" and "B" are described as being for various uses, including ingress and egress. No ingress/egress is shown on any of the accompanying site plans. Make modifications necessary to clarify Paragraphs 2.2.1 and 2.2.2 pertaining to Reserve Area "B."; and 5) the Deed of Dedication and Restrictive Covenants reflect the landscaping and masonry conditions set forth in the PUD. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

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

YEA: Fulkerson, Brown, Davis, Bowman, Randolph, West
NAY: None

Motion carried. The Jenks Planning Commission adjourned at 7:34 p.m.