

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**6:00 P.M. THURSDAY, APRIL 08, 2021**  
**VIRTUAL MEETING**

The Jenks Planning Commission was called to order at 6:00 p.m. on April 08, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

**Present**

David Randolph  
John Brown  
Scott West  
Leon Davis  
Jeffrey Beyer  
Chair Carol Minden

**Absent**

Craig Bowman

Request to approve minutes of March 04, 2021. David Randolph made a motion to approve the minutes with a correction to Item 1 (adding an “e” to “None”). Scott West seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, West, Davis, Beyer, Minden

NAY: None

Motion carried.

Business

1. JZ 21 PUD 61D.mi1 - Request by Sherry Baldwin for approval of a reduction of the rear build line. General Location: 708 E 126th St S

Planning Director Marcaé Hilton presented the staff report for Item 1 then answered questions. Craig Bowman made a motion to approve Item 1. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, West, Davis, Beyer, Minden

NAY: None

Motion carried.

2. JL 21-355: Request by Lou Reynolds for a lot split. General Location: 244 S Gateway Place

Planning Director Marcaé Hilton presented the staff report for Item 2 then answered questions. Lou Reynolds (applicant) addressed the Commission and answered questions. David Randolph made a motion to approve Item 2. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

3. Preliminary Plat: Request by Wallace Engineering for approval of a Wachob Irrevocable Trust Preliminary Plat. General Location: North of 121st and West of HWY 75

*Item 3 pulled*

4. Preliminary/Final Plat: Request by Jeff Tuttle for approval of a Preliminary/Final Plat for The Cottages of Jenks. General Location: South of W 111th St & W of S James Ave

Planning Director Marcaé Hilton presented the staff report for Item 4 then answered questions. She stated that this was only for approval of the Preliminary Plat instead of Preliminary/Final. Jeff Tuttle (applicant) addressed the Commission and answered questions. John Brown made a motion to approve Item 4. David Randolph seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

5. Preliminary/Final Plat: Request by Steven Hollabaugh for approval of the Preliminary/Final Plats for SmithCo Group North & South. General Location: 9340 S Elwood Ave W

Planning Director Marcaé Hilton presented the staff report for Item 5 and answered questions. Jeffrey Beyer made a motion to approve Item 5. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

6. Final Plat: Request by Tim Terral for approval for the Final Plat of Torrey Lakes. General Location: Between 131st & 141st on Harvard

Planning Director Marcaé Hilton presented the staff report for Item 6 and answered questions. Tim Terral (applicant) addressed the Commission and answered questions. Scott West made a motion to approve Item 6. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

7. JZ 21 PUD 128: Request by Select Design for approval of rezone from AG (Agriculture) to RS-3 (Residential Single-Family High Density) and a Planned Unit Development. General Location: South of Fir St on West 111th St

Planning Director Marcaé Hilton presented the staff report for Item 7 and answered questions. Ryan McCarty (applicant) addressed the Commission and answered questions. John Brown made a motion to approve Items 7. David Randolph seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

8. Preliminary Plat: Request by Select Design for approval of a Preliminary Plat for Estates at Ritz Hollow. General Location: South of Fir St on West 111th St

Planning Director Marcaé Hilton presented the staff report for Item 8. Scott West made a motion to approve Items 8. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

9. JZ 21 PUD 116.mil: Request by Robert Bell for approval of a minor amendment to PUD 116. General Location: NW Corner of 131st & Harvard

Planning Director Marcaé Hilton presented the staff report for Item 9 and answered questions. Robert Bell (applicant) addressed the Commission and answered questions. David Randolph made a motion to approve Items 9 per staff comments minus the requirement to have the rear build line on the Plat. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

10. Final Plat: Request by Robert Bell for approval of the Final Plat for Frazier Meadows.  
General Location: NW Corner of 131st & Harvard

David Randolph made a motion to approve Item 10. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

11. JZ 21 PUD 127: Request by Robert Bell for approval of a Planned Unit Development and a zone change from AG (Agriculture) to RS 2 (Residential Single-Family Medium Density). General Location: South Corner of E 126th St S & S Harvard

Planning Director Marcaé Hilton presented the staff report for Item 11 and answered questions. Robert Bell (applicant) addressed the Commission and answered questions. John Brown made a motion to table Item 10 and ask the developer to change the setbacks. Chair Carol Minden seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Randolph, Brown, Minden

**NAY:** West, Davis, Beyer

Motion failed.

Scott West made a motion to approve Item 11. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

**YEA:** West, Davis, Beyer

**NAY:** Randolph, Brown, Minden

Motion failed.

Leon Davis made a motion to table Item 11 until the next meeting. Jeffrey Beyer seconded the Motion. A roll call vote of members was taken as follows:

**YEA:** Randolph, Brown, Davis, Beyer, Minden

**NAY:** West

Motion carried.

Other Business

Planning Update Planning Director Marcaé Hilton gave a Planning update and answered questions.

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

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

**NAY:** None

Motion carried. The Jenks Planning Commission adjourned at 8:41 p.m.