

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**6:00 P.M. THURSDAY, JUNE 03, 2021**  
**COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET**

The Jenks Planning Commission was called to order at 6:00 p.m. on June 03, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

**Present**

Leon Davis  
Jeffrey Beyer  
Craig Bowman  
David Randolph  
John Brown  
Chair Carol Minden

**Absent**

Scott West

Business

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 May 06, 2021
  - 1.B. Consideration and possible approval, denial, amendment, and/or revision of ARC 21-500: Request by Matthew Youngwirth for approval of exterior details. General Location: 105 E
  - 1.C. Consideration and possible approval, denial, amendment, and/or revision of ARC 21-502: Request by Mitchell Reynolds for approval of exterior details and signage. General Location: 305 S Elm
  - 1.D. Consideration and possible approval, denial, amendment, and/or revision of Deed of Dedication for Gateway Plaza. A request by Lou Reynolds for an amendment to the Deed of Dedication on the Gateway Plaza Plat. General Location: 244 S Gateway Place
  - 1.E. Consideration and possible approval, denial, amendment, and/or revision of Preliminary/Final Plat of Jenks Landing: Request by Tim Terral for a replat of Jenks Landing. General Location: West of S. Union Ave and South of W. 111th St. S
  - 1.F. Consideration and possible approval, denial, amendment, and/or revision of JL 21-357: Request by Sanjeev Trehan for approval of a lot split. General Location: 12141 S Elm
  - 1.G. Consideration and possible approval, denial, amendment, and/or revision of JZ 21 SUP-111.mi2. Request by Bell Land Use, LLC for approval of a minor amendment to SUP 111. General Location: 528 E 121<sup>st</sup>

1.H. Consideration and possible approval, denial, amendment, and/or revision of JL 21-358: Request by Bell Land Use, LLC, for approval of a lot split. General Location: 528 E 121<sup>st</sup>

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

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

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda  
*Withdrawn*
3. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-669: Request by TEP for approval of a Comprehensive Plan Amendment from Medium Intensity to Local Commercial and a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: North of 131st and East of Harvard

Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Tim Terral (applicant) addressed the Council about the application and answered questions. The following individuals gave their comments to the Commission:

- Vic Yoder (12913 S 27<sup>th</sup> St) – spoke against Item 3; worried that it would become a dispensary
- Janis McKethan (12925 S 27<sup>th</sup> St) – spoke against Item 3; doesn't want businesses, and wants to remain in the country
- Charlie Wollmershauser (12901 S 27<sup>th</sup> St E) – spoke against Item 3; doesn't want a tall building next to the neighborhood
- James Williams (12921 S 27<sup>th</sup> St) – spoke against Item 3; says that there should be a goal for the land before the zone change can happen.
- Wendy Vassiliou (12224 S 14<sup>th</sup> Ct) – spoke against Item 3; doesn't want a dispensary put in the lot.
- Lisa Williams (12921 S 27<sup>th</sup> St) – spoke against Item 3; thinks we should wait until development for lot is known

Tim Terral addressed the Commission again to speak on some of the concerns from the citizens. John Brown made a motion to table Item 3 to the next meeting. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried; Item tabled to 2021.07.08 meeting.

4. Consideration and possible approval, denial, amendment, and/or revision of TUP 21-48: Request by TNT Fireworks for a Temporary Use Permit to allow for the retail sale of fireworks. General Location: 424 W Main St

Planning Director Marcaé Hilton presented the staff report for Item 4. Craig Bowman made a motion to approve Item 4. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried

#### Other Business

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

Adjournment. David Randolph made a motion to adjourn. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried. The Jenks Planning Commission adjourned at 6:47 p.m.