

**MINUTES  
SPECIAL MEETING  
JENKS PLANNING COMMISSION  
6:00 P.M. THURSDAY, SEPTEMBER 30, 2021  
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET**

The Jenks Planning Commission was called to order at 6:03 p.m. on September 30, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

**Present**

Craig Bowman  
David Randolph  
John Brown  
Scott West  
Jeffrey Beyer  
Chair Carol Minden

**Absent**

Leon Davis – Arrived at 6:13

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. Request to approve minutes of August 09, 2021
  - 1.B. Approve ARC 21-503: Request by Christian Ortiz for approval of accent building lighting. General Location: 727 E Main Pl
  - 1.C. Approve Plat Amendment: Request by AAB Engineering for a change of access on Yorktowne Village Plat. General Location: 121<sup>st</sup> & Elm
  - 1.D. Approve PUD 16MA3 Minor Amendment 1: Request by AAB Engineering for approval of a minor amendment to PUD 16MA3 for a change in the parking ratio. General Location: 121st and Elm

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:** Bowman, Randolph, Brown, West, Beyer, Minden

**NAY:** None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda  
*Withdrawn*

3. JZ 21-674: Request by Andrew Garret for a zone change from AG (Agriculture) to RS-3 (Single-Family Residential). General Location 11117 S Douglas Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Craig Bowman made a motion to approve Item 3. Scott West seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

4. SUP 116: Request by Shannon Duncan for approval of SUP 116 to extend the boundary lines of SUP 74 and allow for additional church uses. General Location: 11725 S Elm Planning Director Marcaé Hilton presented the staff report for Item 4 and answered questions. *Leon Davis arrived at 6:13 p.m.* Rick Frie, Pastor of First Baptist Church Jenks spoke and answered questions about the application. Erik Enyart (409 W 119<sup>th</sup> St) spoke in favor of the SUP. Jeffery Beyer made a motion to approve Item 4. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

5. Trucking Establishment Ordinance: Request by staff for approval of an ordinance adding Trucking Establishment language into the Jenks Zoning Code. Planning Director Marcaé Hilton presented the staff report and answered questions. John Brown made a motion to approve Item 5 with the condition that language be added to limit Trucking Establishments to certain road types. David Randolph seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

6. JZ 21-673: Request by Bell Land Use for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location 2830 W 129<sup>th</sup>. Planning Director Marcaé Hilton presented the staff report and answered questions. Robert Bell (1011 W “G” St) addressed the Commission about the application. The following individuals gave public comments on the application:

- Nick Halter (2921 W 120<sup>th</sup> St) – worried how a 24-hour store would impact the neighborhood

- Victor Conner (11819 S Tacoma St) – spoke about creek and infrastructure issues in the area. Said that the area needs an overall plan before anything is changed.
- Richard Edwards (2813 W 120<sup>th</sup> St) – stated that if anything was placed on the lot then there would be no barrier between his house and 121<sup>st</sup>

Robert Bell spoke again addressing the comments. John Brown made a motion to approve Item 6. Scott West seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** Randolph

Motion carried.

7. PUD 129: Request by Greg Helms for approval of a mixed use Planned Unit Development. General Location: 105 W Main Planning Director Marcaé Hilton presented the staff report and answered questions. Greg Helm (424 W Main St) addressed the Commission and answered questions. Craig Bowman made a motion to approve Item 7. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

#### Other Business

Planning Update – Planning Director Marcaé Hilton gave an update on the UDO and also informed the Commission about an upcoming Social Media Policy.

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

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

**NAY:** None

Motion carried. The Jenks Planning Commission adjourned at 7:35 p.m.