

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**6:00 P.M. THURSDAY, JULY 08, 2021**  
**COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET**

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

**Present**

Scott West  
Leon Davis  
Craig Bowman  
David Randolph  
John Brown

**Absent**

Jeffrey Beyer  
Chair Carol Minden

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 June 03, 2021
  - 1.B. Request to table JZ 21-669 until August 05, 2021: 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
  - 1.C. Consideration and possible approval, denial, amendment, and/or revision of Final Plat of The Cottages of Jenks: Request by Jeffrey Tuttle for approval of the Final Plat for The Cottages of Jenks. General Location: W 111th St & James Ave

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, Bowman, Randolph, Brown, West

**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*Withdrawn*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 21-670: Request by Bell Land Use, LLC for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: NE Corner of HWY 75 & 121st St

Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Robert Bell (applicant; 1011 W “G” St) addressed the Commission about the application and answered questions. The following individuals gave their comments to the Commission:

- Dominic Halter (2921 W 120<sup>th</sup> St): spoke against Item 3; worried about possible gas station and flooding concerns
- Denelda Richardson (2915 W 118<sup>th</sup> St): spoke against Item 3; stated the road couldn’t support a commercial development
- Richard Edwards (2813 W 120<sup>th</sup> St): had a question about the legal notice that was mailed
- Rodney Buck (12232 S 16<sup>th</sup> St): spoke against Item 3; concerned about traffic on a two-lane road
- Paula Fritz (12003 S Quannah Ave W): spoke against Item 3; worried about her property value
- Pamela Bar (3017 W 120<sup>th</sup> St): spoke against Item 3; stated a commercial zoning would make selling her home more difficult
- Paul Straus (1228 W 112<sup>th</sup> Dr S): spoke against Item 3; had concerns about traffic
- Rich Richers (2914 W 118<sup>th</sup> St): spoke against Item 3; worried that a gas station would go on the lot and the impact on health of the animals and residents in the area.
- Robert Foust (12011 S Quannah Ave W): spoke against Item 3; stated issues with traffic
- Vic Vreeland (representing applicant; 109 E “G” St): stated that the only thing the Commission can consider during the case is the zoning of the parcel and not the hypothetical use.

Robert Bell addressed the Commission again to answer questions. Scott West made a motion to approve Item 3. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** Randolph

Motion carried.

4. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-671: Request by Lisa Goldsmith for a zone change from RS-1 (Single-family low density) to OL (Office Low Intensity). General Location: 208 E Aquarium Pl

Planning Director Marcaé Hilton presented the staff report for Item 4. 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:** Davis, Bowman, Randolph, Brown, West

**NAY:** None

Motion carried

5. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-672: Request by Ryan McCarty for an amendment to the Comprehensive Plan Land Use Map from Single-family to Business Park and a zone change from AG (Agriculture) to OM (Office Medium intensity). General Location: 121st and Elm, N of Fire Station #2

Planning Director Marcaé Hilton presented the staff report for Item 4 and answered questions. Ryan McCarty (applicant) addressed the Commission and answered questions. Leon Davis made a motion to approve the rezoning portion Item 4. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried

John Brown made a motion to approve the amendment to the Comprehensive Plan Land Use Map. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried

#### Other Business

Discussion on current status of the Unified Development Ordinance – Planning Director Marcaé Hilton gave the status of the Unified Development Ordinance. Leon Davis highlighted some points in the ordinance. Both answered questions.

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

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

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

**NAY:** None

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