

MINUTES
JENKS PLANNING COMMISSION
7:00 P.M. THURSDAY, OCTOBER 12, 2017
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA

The meeting was called to order by Chair Carol Minden. Chair Carol Minden introduced the City of Jenks' new Planning Director, Jim Beach. A roll call vote was taken by Planning Assistant Malea Stoner as follows:

Ray Stephens	Absent
John Brown	Present
Scott West	Present
Matt Lay	Absent
Larry Wewers	Present
Gary Isbell	Present
Chair Carol Minden	Present

Request to approve Minutes of September 28, 2017. Larry Wewers made a motion to approve the minutes of the September 28, 2017 meeting. Seconded by Scott West. A roll call vote of members was taken as follows:

John Brown	Yes
Scott West	Yes
Larry Wewers	Yes
Gary Isbell	Yes
Chair Carol Minden	Yes

Motion carried.

Business

1. JZ-607 (SUP-57) Request by Phillips 66 Pipeline Co. to Amend the approved Specific Use Permit (SUP No. 57) to add a butane blending system, comprised of a butane off-load station, butane piping, and certain other facilities, buildings, structures, equipment, and appurtenances supporting the butane blending system on property described as:

All of the Southeast Quarter of the Northeast Quarter (SE/4-NE/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

General Location: 10400/10600 South Elwood Avenue.

Ray Stephens arrived at 7:02 p.m.

Erik Enyart of Tanner Consulting addressed the Commission and gave an overview of the proposed amendment to SUP-57. Erik Enyart stated Staff believes that the existing use, the additional land use elements requested by this application are consistent with the Comprehensive Plan and the original SUP and are not incompatible with the present surrounding zoning land use patterns. The butane system addition appears to be relatively minor in relation to the scope of the overall use. Together with the conditions of approval already imposed by the previous applications and additional permits and/or approvals required for the proposed improvements, and information provided with the application, demonstrates that the applicant has designed the improvements in such manner as to satisfy the Comprehensive Plan recommendation that land use proposals within the special district address public health, welfare and safety, and the Zoning Code requirements for granting amendments to the approved Specific Use Permit. Staff recommends approval. The City has been engaged in meetings with Phillips 66 for a long time now. There are understandings that may have been made in the past with the City. That is not before us today. What we have before us is strictly a zoning application. The question is whether or not this is a good use element to add to the use that they're already entitled to on this property. Gary Isbell stated I need to recuse myself from the vote. I work at Magellan Midstream Partners. Gary Isbell had several questions for the applicant. Scott West asked about the increase in truck traffic. Chair Carol Minden opened the floor. Phillips 66 representative Matt Dowdell, Right-of-Way Agent, 2154 S. Toledo Avenue, Tulsa, addressed the Commission and stated I will give you my email address so the things I cannot address will be relayed back to our folks accurately. We want to have all of our I's dotted and our T's crossed. Other representatives present from Phillips 66 were Cynthia Hinzer, Butane Blending Director, and Terry Ridley, Terminal Supervisor. Phillips 66 representatives answered questions from the Commission. Gary Isbell pointed out that the City need to be aware that Phillips 66 status would have to change from storage/pipeline//truck loading rack to include a refiner status because they are creating unleaded gas at this point in time. No one else came forward and Chair Carol Minden closed the floor. Ricky Jones of Tanner Consulting, 5323 South Lewis Avenue in Tulsa, addressed the Commission and stated from reviewing the Code one of the things we'll do is go back and work with the applicant. If this use were to kick their use into a use that's

not permitted within that zoning district or into another use unit by the Zoning Code, then we'll work with them on either rezoning the property to what it should be or go back and have them amend the Specific Use Permit again to allow that use. Larry Wewers made a motion to approve JZ-607 SUP-57, but add Ricky Jones' comments about making sure Phillips 66 gets the proper permitting, etc., for the use. Seconded by John Brown. A roll call vote of members was taken as follows:

Ray Stephens	Yes
John Brown	Yes
Scott West	No
Larry Wewers	Yes
Gary Isbell	Recused
Chair Carol Minden	Yes

Motion carried.

2. ARC-441 Request by Marty Brown for approval of a site plan for an automobile sales lot located within an Appearance Review District under the terms of the Corridor Appearance District Guidelines on property described as:

A tract of land that is a part of Lot Nine (9), Block One (1), MELODY LANE CENTER, a Subdivision in the Town of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. 3303, said tract being more particularly described as follows: Commencing at the Northwest corner of said Lot 9; thence South 01°07'51" East and along the West line of said Lot 9, for a distance of 109.00 feet to the Point of Beginning; thence North 88°55'09" East for a distance of 125.00 feet; thence South 01°11'20" East for a distance of 131.51 feet; thence along a 525.42 foot radius non-tangent curve to the right, having an initial tangent bearing of North 88°26'53" West, a central angle of 13°52'27", a chord bearing and distance of North 81°30'40" West for 126.92 feet, for an arc distance of 127.23 feet to a point on the West line of said Lot 9; thence North 01°07'51" West and along said West line for a distance of 110.41 feet to the Point of Beginning.

AND ALSO

A tract of land situated in a portion of Lot Nine (9), Block One (1), Melody Lane Center, an addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded plat thereof and being more particularly described as follows: BEGINNING at a point 107.51 feet South of the Northwest Corner of said Lot 9; Thence East a distance

of 125.00 feet; Thence South a distance of 1.50 feet; Thence West a distance of 125.00 feet; Thence North a distance of 1.50 feet to the POINT OF BEGINNING.

Generally known as: 705 West Main Street, City of Jenks, Oklahoma. Ricky Jones of Tanner Consulting addressed the Commission and stated the ARC reviewed the site plan and architectural elevations prior to this meeting, and they did recommend approval of what is in your packet. Ricky Jones gave an overview of the site. Ricky Jones stated we are in agreement with the proposed use and we recommend approval subject to the conditions as listed. The two main things we need to point out is that Marty Brown will have to provide off street parking for customer parking, and he's to construct a rolling pipe gate fence so display of vehicles can't be out on the public right-of-way. We have no issues with it, and there are standard conditions which deal with signage and lighting that were reviewed and approved by both the ARC and you in July. Jim Beach pointed out as a practical matter with the street widening Mr. Brown would like to delay installation of the pipe fence until the street is completed so that it doesn't get damaged or destroyed during the construction. We might suggest if you were inclined to approve, a 30 day limit after the roadway is completed that he must have that pipe fence erected. Chair Carol Minden asked do we know how much longer the street renovation is going to take? Jim Beach replied what we got from Engineering Staff today that it is probably next spring. There was much discussion among the Commission regarding the pipe fencing. Larry Wewers said I feel that the pipe fencing should be put in immediately, because pipe will save his cars if the trucks get close. Scott West agreed, stating it's protection for him. Chair Carol Minden added it's better to replace the fence rather than a couple of cars. Chair Carol Minden asked the applicant to come forward. Marty Brown of 11725 South Elm Street addressed the Commission and stated if a water main or something gets hit and has to be replaced the construction guys are going to have to get in there quickly to fix the problem, so I think the smartest thing to do is wait until after construction ends. There's water in there, there's gas in there. I just think it's a prudent thing to do to wait. Chair Carol Minden said what we're saying is that it will be an extra safety feature for you. Marty Brown said I just know how things happen, and I don't want to be left chasing the contractor and calling them. Karie Brown, Marty Brown's wife, addressed the Commission and stated we can move the cars when they see they're getting close with the construction. Commissioners asked more questions of Marty Brown regarding the fencing, fencing three-quarters of the lot, why cars are being parked at the car wash, and whether or not there is an off street parking plan. Chair Carol Minden closed the floor. Larry Wewers made a motion to approve ARC-441 with a restriction that pipe fence be put in immediately, within 30 days of today's date, completely around all 3 sides. Seconded by Gary Isbell. A roll call vote of members was taken as follows:

Ray Stephens

Yes

John Brown	Yes
Scott West	Yes
Larry Wewers	Yes
Gary Isbell	Yes
Chair Carol Minden	Yes

Motion carried.

Correspondence from Staff. Ricky Jones stated I've worked with Mr. Beach for 25 years. You've got a good one.

Adjournment. Gary Isbell made a motion to adjourn. Seconded by John Brown. The Jenks Planning Commission adjourned at 7:40 p.m.