

**SPECIAL MEETING MINUTES  
JENKS PLANNING COMMISSION  
7:00 P.M. WEDNESDAY, AUGUST 30, 2017  
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET  
JENKS, OKLAHOMA**

The meeting was called to order by Vice Chair Scott West. A roll call vote was taken by City Clerk Josh McCorkle as follows:

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

Request to approve minutes of July 27, 2017. Matt Lay made a motion to approve the minutes of July 27, 2017. Seconded by John Brown. A roll call vote of members was taken as follows:

Matt Lay	Yes
Larry Wewers	Yes
Gary Isbell	Yes
John Brown	Yes
Vice Chair Scott West	Yes

Motion carried.

Business

1. Request by Estates of Forest Hills, LLC for approval of the Preliminary/Conditional Final Plat of "Estates of Forest Hills", addition to the City of Jenks, Tulsa County, Oklahoma Being a Subdivision of part of the SE/4 of Section 6, Township 17 North, Range 13 East of the Indian Base and Meridian City of Jenks, Tulsa County, State of Oklahoma.

General Location: South 6th Street and East 131st Street South. Erik Enyart addressed the Commission and gave the Staff report, which was included in the Agenda packet. Vice

Chair Scott West opened the floor. Ryan McCarty of Select Design, 11063 D South Memorial Drive, #351, Tulsa, Oklahoma, addressed the Commission and answered questions for the Commission. Chair Scott West closed the floor. John Brown made a motion to approve the Preliminary/Conditional Final Plat of the Estates of Forest Hills as presented with recommendations. Seconded by Matt Lay. A roll call vote of members was taken as follows:

Matt Lay	Yes
Larry Wewers	Yes
Gary Isbell	Yes
John Brown	Yes
Vice Chair Scott West	Yes

Motion carried.

2. JZ-605 PUD 106 (0673) Request by Estates of Forest Hills L.L.C. for approval of a Zone Change from an AG (Agriculture) Zoning District to RS2 (Single Family Residential)/Planned Unit Development Number 106 Zoning District for Residential District Uses on the following described Property:

A Tract of Land that is Part of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) Of Section Six (6), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being more particularly described as follows, To-Wit:

Commencing at the southeast corner of said Section 6; Thence N 00°25'02" E along the easterly line of the SE/4 of the SE/4 Of Section 6 for 40.00 Feet; Thence due west and parallel with the southerly line of the SE/4 Of Section 6 for 871.23 feet to the Point Of Beginning of said tract of land; Thence continuing due west and parallel with said southerly line for 454.00 feet to a point on the westerly line of the SE/4 of the SE/4 of Section 6; Thence N 00°28'27" E along said westerly line for 1279.10 feet to the northwest corner of the SE/4 of the SE/4 of Section 6; Thence S 89°53'08" E Along the northerly line of the SE/4 of the SE/4 Of Section 6 for 1323.94 feet to a point on the easterly line of the SE/4 of the SE/4 Of Section 6; Thence S 00°25'02" W along said easterly line for 816.45 feet; Thence due west and parallel with the southerly line of the SE/4 of Section 6 for 871.23 feet; Thence S 00°25'02" W and parallel with the easterly line of the SE/4 of Section 6 for 460.00 feet to the Point Of Beginning.

General Location: Intersection of South 6th Street and East 131st Street South. Erik Enyart addressed the Commission and gave the Staff report, which was included in the Agenda packet. Erik Enyart stated this is the same property. This is the corresponding PUD and rezoning application asking for RS-2. Staff is supportive of the PUD and rezoning as submitted. Chair Scott West opened the floor and requested the applicant to come forward to answer questions from the Commission. Ryan McCarty addressed the Commission and answered the Commission's questions. Jim Roberts addressed the Commission and answered questions regarding the mandatory Homeowners Association. Chair Scott West closed the floor. Larry Wewers made a motion to approve JZ-605 PUD 106 as submitted. Seconded by Gary Isbell. A roll call vote of members was taken as follows:

Matt Lay	Yes
Larry Wewers	Yes
Gary Isbell	Yes
John Brown	Yes
Vice Chair Scott West	Yes

Motion carried.

3. Request by the City of Jenks to close a twenty (20') foot Utility Easement described as:

A Twenty (20) foot strip of land that is the south Twenty (20) feet of the west Five Hundred (500) feet of the NW/4 of the SW/4 of Section 24, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, said tract being more particularly described as follows:

Beginning at the SW Corner of said NW/4 SW/4; Thence north 0°56'07" West and along the west line of the NW/4 SW/4, for a distance of 20 feet; Thence North 88°36'30" East and parallel with the south line of the NW/4 SW/4, for a distance of 500 feet; Thence South 0°56'07" East and Parallel with said west Line for a distance of 20 feet to a point on said South line: Thence South 88°36'30" west and along the south line for a distance of 500 feet to the point of Beginning.

General Location: 9800 block of South Elwood Avenue. Erik Enyart addressed the Commission and gave the Staff report, which was included in the Agenda packet. Erik Enyart stated this is pertaining to the Titan Sports facility being construction at the southwest corner of Main and Elwood. Chair Scott West stated the Technical Advisory Committee reviewed it and found no other infrastructure in that area. Ricky Jones

clarified that all that is being done is renaming the drainage facility from a utility easement to a storm water drainage easement. Larry Wewers made a motion to approve. Seconded by John Brown. A roll call vote of members was taken as follows:

Matt Lay	Yes
Larry Wewers	Yes
Gary Isbell	Yes
John Brown	Yes
Vice Chair Scott West	Yes

Motion carried.

4. ARC-441 Request by Marty Brown for approval of the 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 9 Block 1 of "Melody Lane Center", an addition to the City of Jenks, Oklahoma and more particularly described as Beginning at the southwest corner of Lot 9 Block 1 of "Melody Lane Center", Thence north 129.03 feet; Thence west 125 feet; Thence south 148.50; Thence west along the right of way line for 9th Street for 127.11 feet to the point of beginning. Less and except that portion of the tract along the south boundary that has been dedicated for road right of way.

General Location: 705 West Main Street. Erik Enyart addressed the Commission and stated this property was the subject of an application at the last meeting to approve a sign. Today his application is a site plan approval for the site. In the transition it was expected that this would go through the Appearance Review Committee. That did not occur. Under the Zoning Code it's necessary to get the recommendation of the ARC before it is brought before you for action. We recommend that this be tabled to the September 14 regular meeting. Before that occurs we will have an ARC meeting. Ricky Jones interjected that regardless of what happens with this vote or with this ARC, it's important that the applicant and the City be aware that there may be other permits that would be required in order to facilitate this use such as Occupancy Permit, there may be inspection reports, and those would need to be obtained as well as just this. We will work with the applicant and inform him on that as well. Larry Wewers made a motion to table ARC-441 until the September 14 regular meeting. Seconded by Matt Lay. A roll call vote of members was taken as follows:

Matt Lay	Yes
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Larry Wewers	Yes
Gary Isbell	Yes
John Brown	Yes
Vice Chair Scott West	Yes

Motion carried.

Correspondence from Staff. No correspondence from Staff.

Adjournment. Matt Lay made a motion to adjourn. Seconded by Gary Isbell. A roll call vote of members was taken as follows:

Matt Lay	Yes
Larry Wewers	Yes
Gary Isbell	Yes
John Brown	Yes
Vice Chair Scott West	Yes

Motion carried. The Jenks Planning Commission adjourned at 7:27 p.m.