

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**6:00 P.M. THURSDAY, MAY 03, 2022**  
**COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET**

The Jenks Planning Commission was called to order at 6:00 p.m. on January 06, 2022, by Chair Carol Minden. A roll call vote of members was taken as follows:

**Present**

John Brown  
Scott West  
Leon Davis  
David Randolph  
Jeffrey Beyer  
Chair Carol Minden

**Absent**

Craig Bowman

Other Business

1. Unified Development Ordinance: Public Comments and Discussion. Planning Director Marcaé Hilton introduced Item 1 of Other Business. The following individuals gave comments on the Unified Development Ordinance and the proposed rezonings:

- Chris Hobson (815 E Beaver St)
- Kevin Bodenhamer (203 E Beaver St)
- Angie Statum (412 E Beaver St)
- Donna Williams (401 E 111<sup>th</sup> St S)
- Kevin Holland (8209 S Newhaven, Tulsa)
- Julie Spears (508 E Beaver St)
- Ronda Bender
- Mark Bender
- Sam Roop
- Stephen Gray
- Sam Alton
- Don Keenan
- Tom Anderson
- Karen Anderson (*Karen Anderson played an audio clip during her time*)
- Candy Parnell
- Dave Puckett
- Wayne Parker
- Scot Willis
- Charla Kennedy
- Richard Williams
- Judith Roeh

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

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

*The commission took a break at 7:21 p.m. and returned at 7:29 p.m.*

John Houseal and Jackie Wells from Houseal Lavigne (who were in attendance virtually) spoke and addressed some of the concerns stated from the citizens.

#### 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 the January 06, 2022
  - 1.B. Approve ROW-UEC 22-80: Request by Erik Enyart for a utility easement closure. General Location: Block 5 of Hickory Creek of Jenks
  - 1.C. Approve JZ 22 PUD 61A.mi1: Request by Oasis Pools for approval of side-yard build line reduction for from 10 feet to 5 feet for a pool. General Location 12810 S Birch St
  - 1.D. Approve JZ 22 PUD 117.mi1: Request by Tom Neal for approval of a front build line reduction on two properties in Yorktown Blocks 50-52. General Location: 223 W 130th St S
  - 1.E. Approve JZ 22 PUD 112.mi2: Request by Carolina Olphert for approval of modification to required building materials in South County Crossing. General Location: 1081 W 121<sup>st</sup> St

Scott West made a motion to approve Item 1. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda  
*Withdrawn*
3. JZ 22 PUD 132.ma1: Request by Ryan McCarty to establish a new boundry, rezone a new parcel, and add the PUD overlay for office warehouse and other uses. General Location: N of 121st between Elwood and Elm Planning Director Marcaé Hilton

presented the staff report for Item 3 and answered questions. *Scott West left at 7:49 and returned at 7:51.* Ryan McCarty (applicant) addressed the Commission about the application and answered questions. Jeffrey Beyer made a motion to approve Item 3 with the notes listed in the staff report. David Randolph seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

Z 22 PUD 134: Request by JR Donelson for a Planned Unit Development and a rezone from RS-2 (Residential Single-family) to RM-2 (Residential Multi-family) to allow for townhomes. General Location: 504 E “C” St Planning Director Marcaé Hilton introduced Item 4 and answered questions. JR Donaldson (applicant) spoke and answered questions about the project. Kara Foreo (713 E “E” St) had questions about safety and parking sight triangles. John Brown made a motion to approve Item 4 with staff conditions. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

4. Motion carried.

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

**NAY:** None

Motion carried. The Jenks Planning Commission adjourned at 8:22 p.m.