

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**6:00 P.M. THURSDAY, FEBRUARY 23, 2023**  
**JENKS CITY HALL, 211 NORTH ELM STREET**

The Jenks Planning Commission was called to order at 6:00 p.m. on January 19, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

**Present**

David Randolph  
John Brown  
Amy Bors  
Craig Bowman  
Chair Scott West

**Absent**

Jeffrey Beyer

**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 from January 19, 2023

John Brown made a motion to approve Item 1. David Randolph seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda  
*Withdrawn.*
3. Presentation relating to City of Jenks Tax Increment District No. 1 Project Plan, City of Jenks Tax Increment District No. 2 Project Plan, and proposed Jenks River Entertainment District Economic Development Project Plan. Planning Director Marcaé Hilton introduced Item 3. Nate Ellis from The Public Finance Law Group gave a presentation related to the TIF questions, Items 4-9. *John Brown gave his written questions and comments to the Commission. They are attached at the end of the minutes.*

4. Conduct a public hearing regarding the proposed amendment of Increment District No. 1, City of Jenks and the City of Jenks Tax Increment District No. 1 Project. Chair Scott West opened the floor to for public comments for Items 4-6. Steve Eaton (307 E 111st St) asked why his property wasn't included in the TIF. Charlotte Montgomery (10612 S Fir) asked questions about the TIF projects. Nate Ellis addressed the Commission again to respond to those questions and answer more questions from the Commission. The Chair closed the floor.
5. Conduct a public hearing regarding the proposed termination of Increment District No. 2, City of Jenks and the City of Jenks Tax Increment District No. 2 Project Plan *Item 5 heard as part of Item 4*
6. Conduct a public hearing regarding the proposed creation of three increment districts and adoption of the Jenks River Entertainment District Economic Development Project Plan. *Item 6 heard as part of Item 4*
7. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council amend Increment District No. 1, City of Jenks (City of Jenks Tax Increment District No. 1 Project Plan) to modify the boundaries of said Increment District. John Brown made a motion to approve Item 7. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

8. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council terminate Increment District No. 2, City of Jenks (City of Jenks Tax Increment District No. 2 Project Plan). David Randolph made a motion to approve Item 8. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

**NAY:** None

Motion carried.

9. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council create three tax increment districts and approve the Jenks River Entertainment District Economic Development Project Plan. Chair Scott West made a motion to approve Item 9. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Randolph, Brown, Bors, Bowman, West  
**NAY:** None

Motion carried. *The Commission took a break at 7:37 p.m. and returned at 7:46 p.m.*

10. JZ 23 PUD 138: request by Alan Betchan for approval of a PUD to allow for a drive-thru coffee shop. General Location: Aquarium Dr. and Riverfront Dr. Planning Director Marcaé Hilton introduced Item 10 and 11, and answered questions. Alan Betchan addressed the Commission and answered questions. John Brown made a motion to approve Item 10 with the condition that no left turns when exiting west onto 9<sup>th</sup> St and with the caveat that Council is aware that of a potential traffic problem. David Randolph seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Randolph, Brown, Bors, Bowman, West  
**NAY:** None

Motion carried.

11. Final Plat for Ragland Plaza Amended Plat. General Location: Aquarium Dr. and Riverfront Dr. Craig Bowman made a motion to approve Item 11. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Randolph, Brown, Bors, Bowman, West  
**NAY:** None

Motion carried.

12. JZ 23 PUD 98.ma2: request by Alan Betchan for a major amendment to PUD 98 to allow for a hospital use and a build height increase to 120'. General Location: E of HWY 75 and Main St Planning Director Marcaé Hilton introduced Item 12 and answered questions. She stated that the request was for 130' height limit, not 120'. Alan Betchan addressed the Commission about the application and answered questions. Barry Goldstein (KKT Architects) answered question from the Commission. David Randolph made a motion to approve Item 12 with the 130' height limit. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Randolph, Brown, Bors, Bowman, West  
**NAY:** None

Motion carried.

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 8:46 p.m.