

## Marcae Hilton

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**From:** George Monks <gmonks1@gmail.com>  
**Sent:** Monday, April 10, 2023 6:40 PM  
**To:** Marcae Hilton  
**Subject:** Notice PA 23-27: 106th St & Elm

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Ms. Hilton,

I'm a long time resident of Jenks currently living in a home on 106th between Elgin and Elm. I would like to state my opposition to the commercial rezoning notice of the location and case PA 23-27. The soon to be developed area just to the east of this property with the Cal Ripken experience will already provide a heavy burden on an already unprepared city infrastructure. Like so many large developments, significant traffic and problems arise shortly thereafter that requires retroactive massive city planning to remedy. Adding this property in question which could immediately have another large development would further tax the system before we are prepared to deal with it. I am fearful already with the Cal Ripken experience development that our egress from our property will be a nightmare. I don't know how that small area around the 106/Elm street doesn't become a choke point with the current planned development.

Respectfully  
George Monks  
1166 W.106th St S  
Jenks, Ok 74037