

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, AUGUST 04, 2022
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:04 p.m. on August 04, 2022, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Craig Bowman
David Randolph
John Brown
Leon Davis
Amy Bors
Chair Scott West

Absent

Jeffrey Beyer – *Arrived at 7:18 p.m.*

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 July 07, 2022
 - 1.B. Approve JL 22-372: Request by Kenny Martin for a lot split and combination. General Location: 411 N Forest
 - 1.C. Approve JZ 22 PUD 124.mi1: Request by Greg Helms for approval of a minor amendment to Planned Unit Development 124 to allow for single-family live/work space in the PUD. General Location: 401 W Main St
 - 1.D. Approve JZ 22 PUD 83B1.mi1: Request by Phil Dougherty for approval of a minor amendment to PUD 83B1 to allow for an indoor shooting range and retail sales. General Location: 100 S Gateway Pl
 - 1.E. Approve ROW-UEC 22-82: Request by Justin Sharp for approval of a Utility Easement Closure. General Location: 710 W 109th St
 - 1.F. Approve Whitetail Crossing Estates Preliminary/Final Plat: Request by Ryan McCarty for approval of a Preliminary/Final Plat. General Location: NW Corner of Providence Hills IV, south side of 131st St

David Randolph asked to pull Item 1.D. John Brown made a motion to approve Item 1, pulling Item 1.D. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
David Randolph explained why he pulled Item 1.D. Planning Director Marcaé Hilton introduced Item 1.D and answered questions. Leon Davis made a motion to approve Item 1.D. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Bowman, Brown, Davis, Bors, West
NAY: Randolph

Motion carried.

3. Rehearing of JZ 22 PUD 135: Request by Alan Betchan for a Planned Unit Development (PUD 135) along with a change to the underlying zoning to RTH, CS, RS-3, RS-2, and RS-1. General Location: 121st St & Elm
Planning Director Marcaé Hilton presented the staff report for Item 3 and answered questions. Alan Betchan addressed the Commission about the Application and answered questions. John Brown made a motion to approve Item 3 per staff conditions, and with the condition that dispensaries not be allowed in the commercial area and a deed restriction be placed on the one lot with environmental issues. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

4. JZ 22 SUP 119: Request by Cin Khaw Kham for a Specific Use Permit to allow for a church. General Location: 12877 S Harvard Ave
Planning Director Marcaé Hilton presented the staff report for Item 4 and answered questions. *Jeffrey Beyer arrived at 7:18 p.m.* Cin Kham (9222 S Harvard) addressed the Commission about his application and provided documents¹. Russel Cozort (12709 S Harvard) stated that the lot in question had a lot of difficulties, mainly with utilities. Lonnie and Cathy Wallace (13031 S Harvard) said that they were against the project because it would negatively impact their home value and make it harder to sell. They also provided pictures² for the Commission. Tadd Bogan (3800 First Place Tower 15, East 5th St) spoke on behalf of the lot owners. Carrie DeWeese (12109 S Ash Ave), the Wallace's realtor, spoke to how the proposed church has already made the house harder to sale. Leon Davis made a motion to approve Item 4. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Bowman, Randolph, Brown, Davis, West
NAY: Bors

¹ Attachment A

² Attachment B

ABSTAIN: Beyer

Motion carried.

5. JZ 22 PUD 136: Request by Tim Terral for a Planned Unit Development and a change in the underlying zoning from AG (Agriculture) to RS-3 (Single-Family). General Location: between 131st and 141st, east side of Harvard Planning Director Marcaé Hilton presented the staff report for Item 5 and answered questions. Russell Cozort and Tim Terral (9810 E 42nd St, Suite 100) both addressed the Commission about the application. Craig Bowman made a recommendation to approve Item 5 with the recommendation that stops signs be added to slow traffic. Jeffery Beyer seconded the motion. A roll call vote of members was taken as follows:

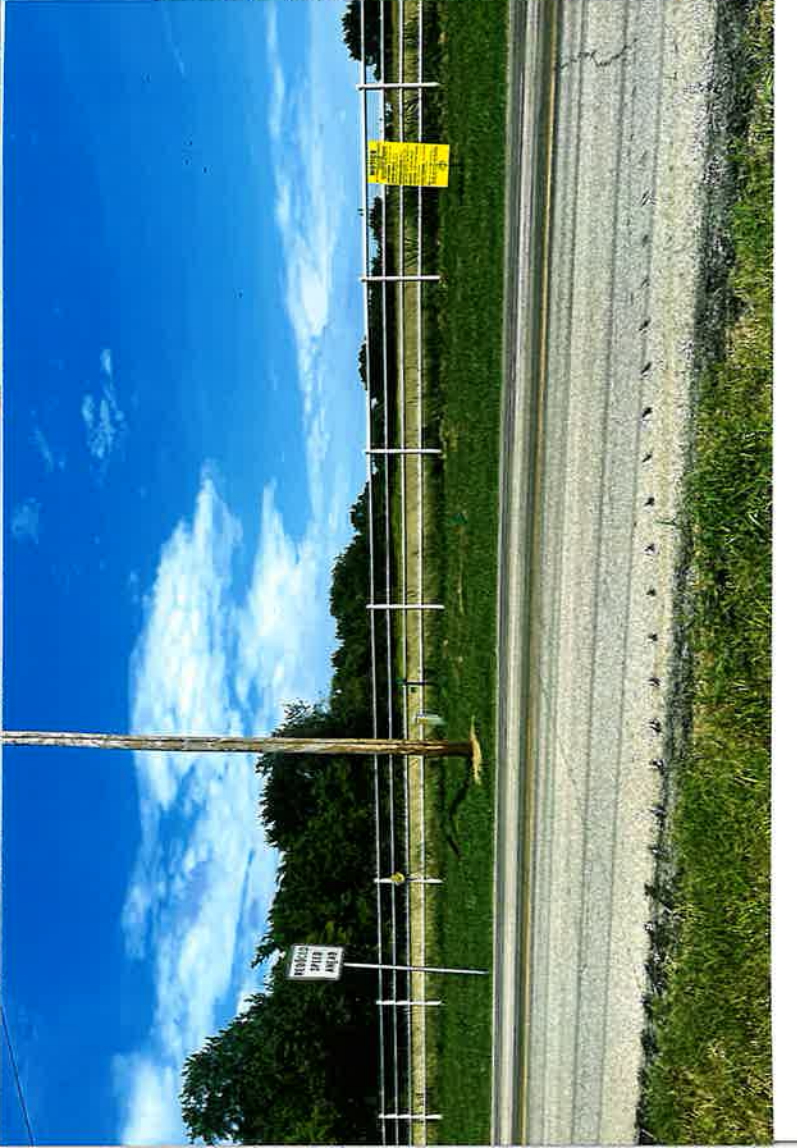
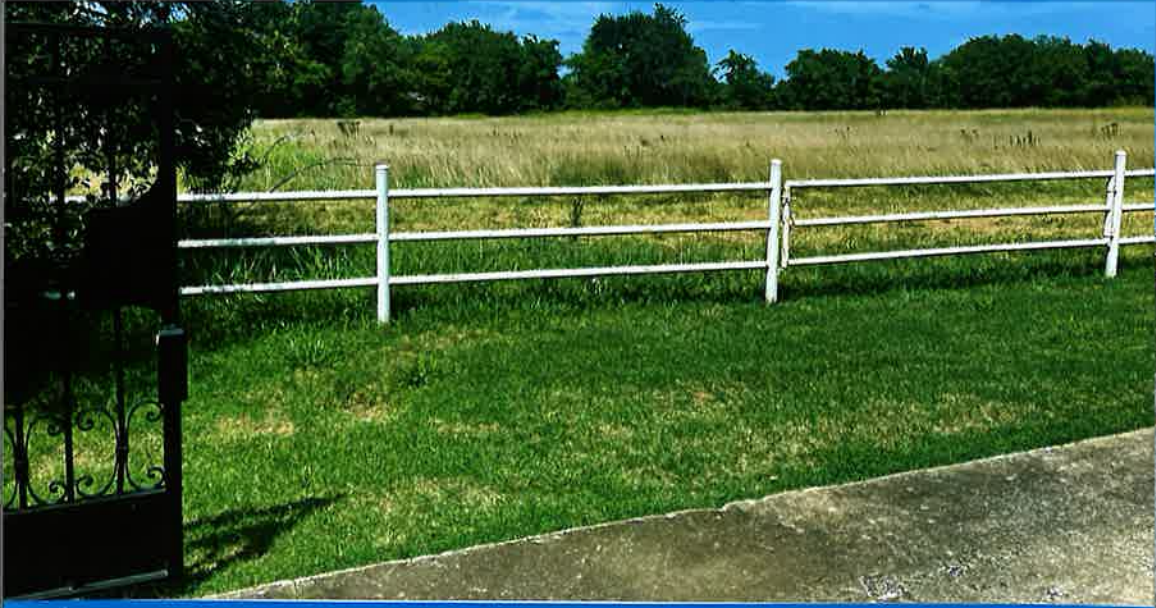
YEA: Bowman, Randolph, Beyer, Brown, Davis, Bors, West

NAY: None

Motion carried.

Planning Update – Planning Director Marcaé Hilton gave the Planning Update and answered questions.

Adjournment. The Jenks Planning Commission adjourned at 8:03 p.m.



ArcGIS Web Map



7/6/2022, 4:31:39 PM

Aerial Imagery Parcels SDE.Tulsa

Red: Band_1

Green: Band_2

Blue: Band_3

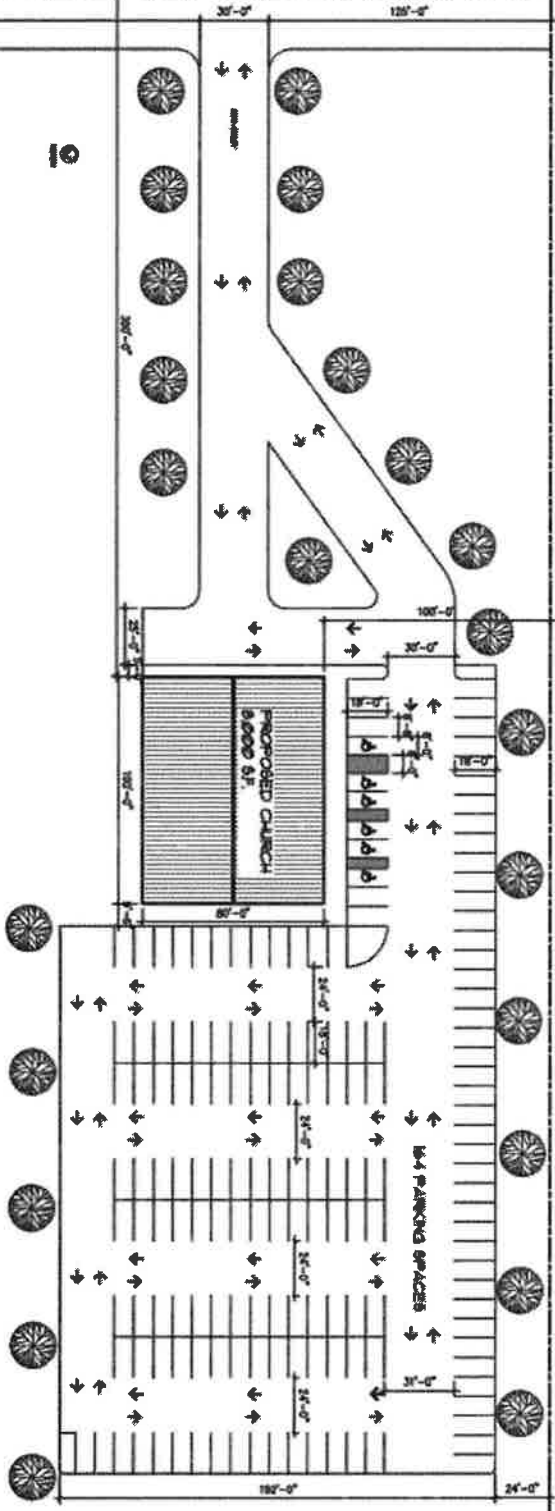
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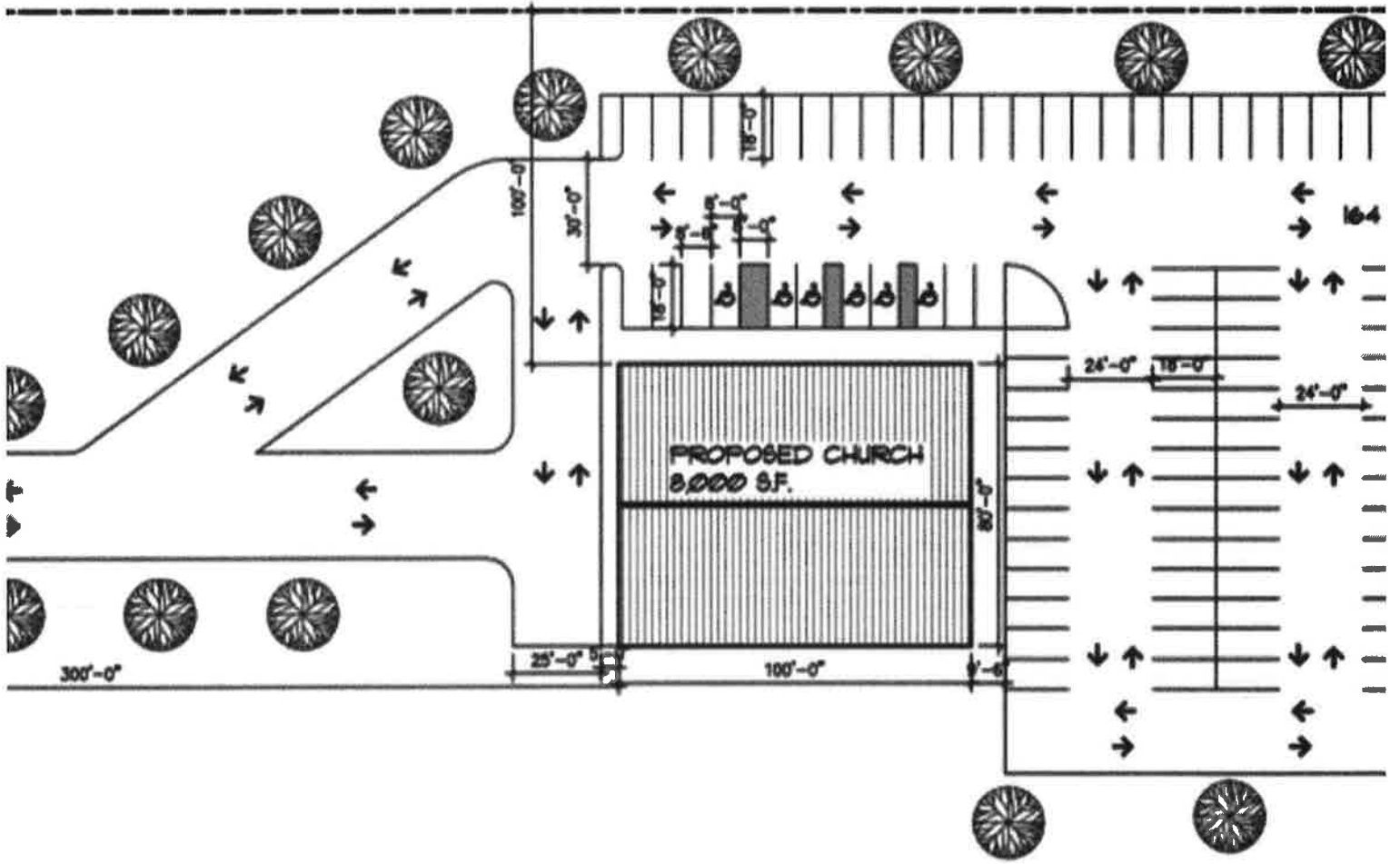
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CENTERLINE SOUTH HARVARD AVE

10



98'-1 1/2"



Good afternoon,

My name is Lonnie Wallace. My wife Cathy and I purchased our home located at 13031 S. Harvard Ave. about 5 and a half years ago. We own about 1.6 acres that are in the middle of an 18 acre tract that currently has no other homes or major structures. Prior to our purchase of the home the zoning for this property was Agricultural. It is now zoned RS1, low density residential.

The reason that I am contacting you is to ask for your consideration in rejecting a Specific Use Permit that will be addressed in a Hearing on August 4, 2022 before the Jenks Planning Commission. The 18 acre tract has a pending sales contract to a church group who intends to build a church with parking facilities on the land. According to the Jenks – Code of Ordinances paragraph 1701.1, the “effect on adjacent property” as well as “community welfare” are factors that are considered. Paragraph 1701.3 states that

“The City Council may, in the interest of the public welfare and to assure compliance with the intent of this ordinance and the Jenks Comprehensive Plan, may deny a specific request or require such development standards and operational conditions and safeguards as are indicated to be important to the welfare and protection of adjacent property and the community as a whole and be compatible with the natural environment and the planned capacities of public services and facilities affected by the land use.”

When we purchased our home, we certainly knew that there would likely be residential development of the 18 acre tract but never consider that it might be used for anything else. We believe that the Specific Use Permit should be denied for the following reasons:

1. The construction of anything other than residences will be harmful to the value of our home, as well as others, and impact it's saleability.
2. Anything other than residences would not be compatible with the natural environment and would be inconsistent with the other surrounding properties and their current use.
3. This section of S. Harvard Ave is a two-lane country road and can hardly bear the traffic it currently handles. Adding the traffic from the new housing addition on the west side and a sizeable new church congregation would be a greater load than it likely could support. Additionally, water and other utility service is minimal in this area.
4. According to our real estate expert, a church located on the property adjacent to us will have a major impact on the value of our home - which we also currently have listed for sale.

We certainly are not opposed to the construction of churches however we do not believe this a fair and proper place to build on this land. We ask that you give consideration to our position that the Specific Use Permit be denied for these reasons.

Respectfully,

Lonnie and Cathy Wallace
13031 S. Harvard Ave.
Jenks, OK 74037
C: (405)-708-3636
H: (918) 943-1619

Marcae Hilton
Director of Planning
City of Jenks, OK

Subj: Preliminary/Final Plat Whitetail Crossing Estates,
City Council Consent Agenda Item 1.F.
August 4, 2022.

The application indicates that an aerobic instead of septic wastewater treatment system will be used for each of the three dwellings. Which is normally a significant improvement.

Please ensure that the processed aerobic wastewater will not be utilized for aerial irrigation of landscaping. As you are aware, a Providence Hills pond is located adjacent to the applicant's development.

Thanks for your consideration,



Edward J. Phillips
13422 S. 19th Court
Bixby, OK 74008