

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
January 10, 2022 – 6:00 p.m.
City Council Chambers
100 E. Broadway
Sand Springs, OK 74063**

MEMBERS PRESENT: Michael Phillips, Chairperson, 7-0
Jerry Riley, Vice-Chairperson, 5-2
Justin Tockey, Secretary, 7-0
Dianne Dinkel, 6-1
Michael Zimmerman 4-0

MEMBERS ABSENT: None

OTHERS PRESENT: Mike Carter, City Manager
Brad Bates, City Planner/Neighborhood Services Director
Cynthia Webster, Recording Secretary

The Board of Adjustment met in a regular session on January 10, 2022, in Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 4:40 p.m., on January 4, 2022, on the display board located at Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs website www.sandspringsok.org.

1. Call to Order

Chairperson Michael Phillips called the meeting to order at the noted time of 6:00 p.m.

2. Attendance

Chairperson Phillips called for an individual roll call with members replying in the following manner: Ms. Dinkel, here; Mr. Zimmerman, here; Chairperson Phillips, here; Mr. Tockey, here; Mr. Riley, here.

3. Consider Approval of Minutes of BOA Meeting of December 6, 2021

The Board is being asked to consider approving, denying, amending or revising of the Minutes of the regular meeting of December 6, 2021.

Ms. Dinkel made a motion to approve the minutes of December 6, 2021. Mr. Zimmerman seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Ms. Dinkel, aye; Mr. Zimmerman, aye; Mr. Phillips, aye; Mr. Tockey, aye; Mr. Riley, aye.

The motion carried 5-0-0.

4. SSBOA-805

The Board is being asked to consider approving, denying, amending or revising of the request of Wayne Moore, on behalf of A+ Collision Repair, regarding a Special Exception to the Sand Springs Zoning Code, Sections 7.02.A.1, 7.02.A.2, and 7.02.A.3, Building Architecture Design Standards, to allow relief from façade requirements for property located at 3734 S. Hwy 97.

City Planner Bates presented the staff report. The applicant desires to construct a new commercial building adjacent to his existing collision repair center. City Planner Bates went over the façade requirements mandated in the Zoning Code and the proposal submitted by applicant. City Planner Bates stated that staff is recommending denial or in the alternative, a compromise on the north side of the building which faces Hwy 97 southbound traffic.

Applicant and his architect, Grady Whitaker, were present for questions.

Extended discussion was held between the Board, applicant, and his architect.

Mr. Riley made a motion to deny SSBOA-805 as submitted. Ms. Dinkel seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Ms. Dinkel, aye; Mr. Zimmerman, aye; Mr. Phillips, aye; Mr. Tockey, nay; Mr. Riley, aye.

The motion carried 4-1-0.

5. Director's Report

City Planner Bates stated that staff may revisit the façade ordinance and any proposed changes will be presented to the Planning Commission and City Council.

6. City Manager's Report

City Manager Mike Carter advised that the MET Recycling Center will be moved to property located on Morrow Road, just west of Adams. City Manager Carter also went over some changes being made at the Sand Springs-Pogue Airport.

7. Adjournment

There being no further business, the meeting adjourned at the noted time 6:43 p.m.

2/14/22
Date


Justin Tockey, Secretary