

**PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**Monday, January 10, 2022**  
**4:00 p.m.**  
**City Council Chambers**  
**100 E. Broadway, Sand Springs, OK**

**MEMBERS PRESENT:** Paul Shindel, Chairman 6-1  
Harold Neal, Vice-Chairman 6-1  
Jason Mikles, Secretary 6-1  
Matt Barnett 4-3  
Nancy Riley 2-0

**MEMBERS ABSENT:** Joe Shelton 5-2  
Tom Askew 4-3

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

The Sand Springs Planning Commission met in a regular session on Monday, January 10, 2022 in City Council Chambers, 100 E. Broadway, pursuant to the agenda filed with the City Clerk's office, posted on the display board located at Sand Springs City Hall, 100 E. Broadway, Springs, Oklahoma, and posted on the City of Sand Springs website at [www.sandspringsok.org](http://www.sandspringsok.org) at 3:15 p.m., January 4, 2022, by Cynthia Webster.

**1. Call to Order**

Chairman Paul Shindel called the meeting to order at the noted time of 4:00 p.m.

**2. Roll Call**

Chairman Shindel called for an individual roll call with members replying in the following manner: Ms. Riley, here; Mr. Mikles, here, Mr. Shelton, no response; Mr. Shindel, here; Mr. Neal, here; Mr. Askew, no response; Mr. Barnett, here.

Mr. Shelton and Mr. Askew were noted as absent.

**3. Minutes of December 6, 2021**

Commissioners considered approving, denying, amending or revising of the minutes from the December 6, 2021 meeting.

Mr. Neal made a motion that the minutes of December 6, 2021 be approved as presented. Mr. Barnett seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Ms. Riley, aye; Mr. Mikles, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Barnett, aye.

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The motion carried 5-0-0.

**4. F. William Weber Leadership Campus**

The Planning Commission is being asked to review and make a recommendation to City Council regarding the final plat of the F. William Weber Leadership Campus. City Planner Bates presented the staff report. The subject property is 72 acres located north of Hwy 51, east of S. 137<sup>th</sup> W. Ave. To date, two release letters from utility providers have been received. The applicant has made all the requested changes from the Public Works Department. City Planner Bates stated that the next agenda item will be a rezoning request for the subject property.

Mr. Neal made a motion to recommend approval to City Council the final plat of the F. William Weber Leadership Campus. Mr. Mikles seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Ms. Riley, aye; Mr. Mikles, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Barnett, aye.

The motion carried 5-0-0.

**5. SSZ-508**

The Planning Commission is being asked to review and make a recommendation to City Council regarding the application of Webco Industries to rezone 72 acres located north of Hwy 51, east of S. 137<sup>th</sup> W. Ave. City Planner Bates presented the staff report. The subject property is currently zoned AG (Agriculture). The applicant is proposing to construct training classrooms and management offices for the Webco facility and desires to rezone the property to IM (Industrial Moderate). Surrounding land uses are compatible with the request.

There were no audience members to speak for, or against, the application.

Mr. Mikles made a motion to recommend approval to City Council the request to rezone the property from AG to IM. Mr. Barnett seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Ms. Riley, aye; Mr. Mikles, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Barnett, aye.

The motion carried 5-0-0.

**6. SSZ-509**

The Planning Commission is being asked to review and make a recommendation to City Council regarding the application of the JEP Family Trust to rezone 27.4911 acres located just east of the northeast corner of 51<sup>st</sup> and Hwy 97 from CS (Commercial Shopping) to CG (Commercial General). City Planner Bates presented the staff report and gave commission members a brief synopsis of permitted uses under each zoning designation.

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Michael Phillips representing the JEP Family Trust was present for questions. Mr. Phillips stated the property is not being marketed at the time but noted there is some development proposed for the surrounding area. Mr. Phillips stated that if the Trust does decide to sell the property, the land would be more marketable with a CG designation.

Chairman Shindel opened the public hearing at 4:17 p.m.

Robert Chambers, 10836 W. 57<sup>th</sup> St., stated that he was curious as to the future use of the property.

Pat Chambers, 10836 W. 57<sup>th</sup> St., declined to speak.

Sheree Whiteside, 5336 S. 107<sup>th</sup> W. Ave., stated that her questions had been answered.

Marcia Haley, 10217 W. 57<sup>th</sup> St., wanted to know if something such as a recycling facility could be placed there. City Planner Bates advised that a recycling facility would be more of an industrial use and the Sand Springs Comprehensive Plan calls for this area to be commercial.

Chairman Shindel closed the public hearing at 4:23 p.m.

Mr. Neal made a motion to recommend approval to City Council the request to rezone the property from CS to CG. Mr. Barnett seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Ms. Riley, aye; Mr. Mikles, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Barnett, aye.

The motion carried 5-0-0.

**7. Director's Report**

City Planner Bates stated that the Planning Commission may be asked to update and revisit the façade ordinance that was passed in 2017.

**8. City Manager's Report**

City Manager Mike Carter went over some changes occurring at the Pogue Airport.

**9. Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:42 p.m.

2/17/21  
Date of Approval

Jason W. Mikles  
Jason Mikles, Secretary