

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
March 14, 2022 – 6:00 p.m.
City Council Chambers
100 E. Broadway
Sand Springs, OK 74063**

MEMBERS PRESENT: Michael Phillips, Chairperson, 9-0
Jerry Riley, Vice-Chairperson, 7-2
Justin Tockey, Secretary, 9-0
Dianne Dinkel, 7-2
Michael Zimmerman 6-0

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 March 14, 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 9:55 a.m., on March 7, 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 February 14, 2022

The Board is being asked to consider approving, denying, amending or revising of the Minutes of the regular meeting of February 14, 2022.

Mr. Zimmerman made a motion to approve the minutes of February 14, 2022. Mr. Riley seconded the motion.

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

The motion carried 4-0-1.

4. SSBOA-808

The Board is being asked to consider approving, denying, amending or revising of the request of Josh Ploch, on behalf of NextGen Capital, LLC, requesting a Variance to the Sand Springs Zoning Code, Section 5.04.A, Table 3, Bulk and Area Requirements in Residential Districts, to allow lot sizes of 50'x130' and lot areas of 6,500 sf at properties located at 318 and 322 N. Grant.

City Planner Bates presented the staff report and explained that applicant petitioned the Sand Springs Planning Commission to permit a split of Lots 1-4, Block 2, Sunrise Addition. As a result of the lot split, the lots known as Lots 1 and 2, Block 2, and the lots known as Lots 3 and 4, Block 2 would be 50'x130' with lot areas of 6,500 sf. The lots are currently vacant and used as overflow parking for Sand Springs Church of God. Applicant has purchased the lots with a desire to construct a single-family dwelling on each lot. The Planning Commission approved the lot split at their meeting on March 14, 2022. City Planner Bates explained that lots with 50' widths are very common in the older sections of town with subdivisions, such as Sunrise Addition, that were originally platted with 25' or 50' lots.

Ms. Dinkel made a motion to approve SSBOA-808 as submitted. 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.

5. Director's Report

City Planner Bates stated reminded the Board that they will receive a presentation in the near future on a proposed GO bond project. City Planner Bates also advised that the Planning Commission reviewed the City's façade ordinance at their meeting earlier today. City Council will be reviewing the ordinance at their meeting on March 28, 2022.

6. City Manager's Report

City Manager Mike Carter advised the Board that a runoff election for Council Ward 1 will be held on April 5th. City Manager Carter also provided updates on some new business openings.

7. Adjournment

There being no further business, the meeting adjourned at the noted time 6:15 p.m.

3/11/22
Date


Justin Tockey, Secretary