

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
June 13, 2022 – 6:00 p.m.
City Council Chambers
100 E. Broadway
Sand Springs, OK 74063**

MEMBERS PRESENT: Justin Tockey, Vice-Chairperson, 1-0
Michael Zimmerman, Secretary 1-0
David Parker, 1-0

MEMBERS ABSENT: Michael Phillips, Chairperson, 0-1
Jerry Riley, 0-1

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 June 13, 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 3:45 p.m., on June 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

Vice-Chairperson Justin Tockey called the meeting to order at the noted time of 6:00 p.m.

2. Attendance

Vice-Chairperson Tockey called for an individual roll call with members replying in the following manner: Mr. Zimmerman, here; Mr. Parker, here; Chairperson Phillips, no response; Mr. Tockey, here; Mr. Riley, no response.

Chairperson Phillips and Mr. Riley were noted as absent.

3. Consider Approval of Minutes of BOA Meeting of May 16, 2022

The Board is being asked to consider approving, denying, amending or revising of the Minutes of the regular meeting of May 16, 2022.

It was noted that the Board would not have a majority vote, as needed, in voting for the minutes, so this matter was tabled until the next meeting of July 11, 2022.

4. **SSBOA-810**

The Board is being asked to consider approving, denying, amending or revising of the application of Josh Ploch, on behalf of NextGen Capital, LLC, to allow duplex dwellings in a RS-3 (Residential Single-Family High density) district.

City Planner Bates presented the staff report. This matter is a companion case to a lot split application heard by the Planning Commission earlier today. The applicant split Lots 1-16, Block 18, Sunrise Second Addition. It is the desire of the applicant to put a duplex dwelling on each newly-created lot. A lot known as "Lot C" will have challenges as there is a large storm water line running under the property. Applicant will need to work closely with Public Works regarding the request.

Vice-Chairperson Tockey opened the public hearing at 6:10 p.m.

Aigar Salamor, 6507 E. 67th St., stated he owns two houses on Franklin. He would prefer single-family homes and doesn't believe duplexes are a good fit.

Kayla Perigo, 507 N. Franklin Ave., was concerned with noise and disruption of her utility services.

City Planner Bates advised that there will be some construction noise during the daytime and no utilities of neighboring properties will be affected. City Planner Bates advised that the duplexes will be 3 bedroom, two bath, approximately 1239 sf.

Mr. Zimmerman made a motion to approve SSBOA-810, as submitted. Mr. Parker seconded the motion.

With no further discussion, Vice-Chairperson Tockey called for the vote recorded as follows: Mr. Zimmerman, aye; Mr. Parker, aye; Vice-Chairperson Tockey, aye.

The motion carried 3-0-0.

5. **SSBOA-811**

City Planner Bates presented the staff report. The Board is being asked to consider approving, denying, amending or revising of the application of Mandi Huddleston. The applicant is desiring to open a children's day care in a building formerly used as a church. A similar request was made five years ago but the plans never came to fruition. Public Works has advised that a 4" water line will need to be upgraded to a 6" line in order to handle fire suppression equipment.

Applicant was not present and there were no audience members to speak for, or against, the application.

Mr. Zimmerman made a motion to approve SSBOA-811 as presented. Mr. Parker seconded the motion.

With no further discussion, Vice-Chairperson Tockey called for the vote recorded as follows: Mr. Zimmerman, aye; Mr. Parker, aye; Vice-Chairperson Tockey, aye.

The motion carried 3-0-0.

6. **SBOA-001**

City Planner Bates presented the staff report and reminded the Board that the towns of Sperry and Mannford had entered into an inter-local agreement to hear Board of Adjustment cases for their respective cities. The applicant, Jason Curry of Sperry, suffered a total fire loss to his home in mid-March. Applicant would like to replace the home with a single-wide manufactured home. Sperry's Zoning Code mandates that all manufactured homes in a residential district must be double-wide. Because of the size and shape of the lot, a double-wide manufactured home will not fit on the property.

Marvin Baker, President of the Sperry Planning Commission, was present and stated that the commission had no problem with the request. Mr. Baker believes the home will be a nice addition to the area.

Josh Holycross, 217 N. Elgin, was concerned that a manufactured home would bring down property values in the area.

City Planner Bates showed some photos of the proposed home and advised that applicant would have to comply with all other Sperry Zoning Code regulations such as foundation, exterior finishes, etc.

Mr. Zimmerman made a motion to approve SBOA-001, as presented. Mr. Parker seconded the motion.

With no further discussion, Vice-Chairperson Tockey called for the vote recorded as follows: Mr. Zimmerman, aye; Mr. Parker, aye; Vice-Chairperson Tockey, aye.

The motion carried 3-0-0.

7. **MBOA-001**

City Planner Bates presented the staff report. This application comes out of Mannford with a request to allow a Variance to the Mannford Zoning Code for a setback encroachment for new construction on Pelican Point Pl. It was discovered that a corner of the garage of the home encroached 1' into the front building line setback.

Applicant was present as was Gerald Haury, Town Administrator for Mannford. The Town of Mannford has no issues with the request.

Mr. Zimmerman made a motion to approve MBOA-001, as presented. Mr. Parker seconded the motion.

With no further discussion, Vice-Chairperson Tockey called for the vote recorded as follows: Mr. Zimmerman, aye; Mr. Parker, aye; Vice-Chairperson Tockey, aye.

The motion carried 3-0-0.

8. Director's Report

City Planner Bates reminded the Board that the City has an upcoming bond election on June 28th.

9. City Manager's Report

City Manager Mike Carter welcomed new board member, David Parker. City Manager Carter also advised that he is pleased that the Sand Springs Board of Adjustment can provide services to Sperry and Mannford and believes this will be a benefit to those cities.

10. Adjournment

There being no further business, the meeting adjourned at the noted time 6:42 p.m.

7/11/2022
Date


Michael Zimmerman, Secretary