

PLANNING COMMISSION
Regular Meeting Minutes
Monday, June 13, 2022
4:00 p.m.
City Council Chambers
100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 11-1
Harold Neal, Vice-Chairman 11-1
Jason Mikles, Secretary 10-2
Tom Askew, 7-5
Matt Barnett, 1-0

MEMBERS ABSENT: Erik Stuckey, 0-1

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, June 13, 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 at 2:50 p.m., on June 7, 2022, by Cynthia Webster.

1. Call to Order

Chairman Paul Shindel called the meeting to order at the noted time of 4:01 p.m.

2. Roll Call

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

Mr. Stuckey was noted as absent.

3. Minutes of May 10, 2022

Commissioners considered approving, denying, amending or revising of the minutes from the May 10, 2022 meeting.

Mr. Neal made a motion that the minutes of May 10, 2022 be approved as presented. Mr. Mikles seconded the motion.

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

The motion carried 5-0-0.

4. SSL-710

City Planner Brad Bates presented the staff report. The applicant, Josh Ploch, on behalf of Nextgen Capital, LLC, requests a lot split of Lots known as Lots 1-16, Block 18, Sunrise Second Addition. The lots will be split into 6 parcels with a duplex dwelling proposed on each parcel. The applicant will appear before the Board of Adjustment regarding the proposed duplexes. Public Works has reviewed and offered comments. City Planner Bates went over the challenges of developing "Lot C" due to an underground storm sewer line. The lots meet the bulk and area requirements for a RS-3 (Residential Single-Family High Density) district.

Mr. Mikles made a motion to approve SSL-710 as presented. Mr. Neal seconded the motion.

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

The motion carried 5-0-0.

5. SSL-711

City Planner Bates presented the staff report. The applicant, the City of Sand Springs, desires to split 1.7101 acres known as Part of Lot 1, Block 1, Sheffield Crossing at Sand Springs, Phase I. Lots known as Tract A (.5969 acres) and Tract B (1.1132 acres) will be created. The lots will be sold for commercial development purposes.

Public Works has reviewed and submitted comments.

Mr. Barnett made a motion to approve SSL-711 as presented. Mr. Askew seconded the motion.

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

The motion carried 5-0-0.

6. Director's Report

City Planner Bates reminded commission members that a GO bond project would be on the ballots on June 28th.

7. **City Manager's Report**

City Manager Mike Carter gave a brief report on community events.

8. **Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:15 p.m.

7-11-22

Date of Approval



Jason Mikles, Secretary