

PLANNING COMMISSION

Regular Meeting Minutes

Monday, August 8, 2022

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 2-0
Harold Neal, Vice-Chairman 2-0
Jason Mikles, Secretary 1-1
Tom Askew, 2-0
Matt Barnett, 2-0
Erik Stuckey, 1-1

MEMBERS ABSENT: None

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, August 8, 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 12:15 p.m., on July 28, 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: Mr. Mikles, here; Mr. Stuckey, here; Mr. Shindel, here; Mr. Neal, here; Mr. Askew, here; Mr. Barnett, here.

3. Minutes of July 11, 2022

Commissioners considered approving, denying, amending or revising of the minutes from the July 11, 2022 meeting.

Mr. Neal made a motion that the minutes of July 11, 2022 be approved as presented. Mr. Barnett seconded the motion.

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

The motion carried 5-0-1.

4. SUP-74

The Planning Commission is being asked to complete the Findings of Fact and Conclusions of Law regarding SUP-74, a Specific Use Permit to allow a mini-storage on 7.19 unplatted acres located at approximately 4500 S. 112th W. Ave.

Chairman Shindel opened the Public Hearing at 4:04 p.m.

Applicant, Billy Frazier, was present for questions.

Chairman Shindel closed the public hearing at 4:05 p.m. and stated the Planning Commission would now complete the Findings of Fact and Conclusions of Law.

Mr. Neal made a motion that the project will have a minimal effect on the adjacent property. Mr. Barnett seconded the motion.

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

The motion carried 6-0-0.

Mr. Neal made a motion that the community welfare will not be adversely affected by the project. Mr. Mikles seconded the motion.

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

The motion carried 6-0-0.

Mr. Neal made a motion that the project will not have an impact on public facilities. Mr. Askew seconded the motion.

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

The motion carried 6-0-0.

Mr. Askew made a motion to accept the safeguards as outlined in the staff report. Mr. Barnett seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr.

Mikles, aye; Mr. Stuckey, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 6-0-0.

Mr. Barnett made a motion that all procedural requirements have been met and recommended approval of SUP-74 to City Council. Mr. Askew seconded the motion.

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

The motion carried 6-0-0.

5. SSZ-512

The Planning Commission is being asked to approve, deny, amend, or revise and make a recommendation to City Council regarding the rezoning of 219 N. Roosevelt, 225 N. Roosevelt, and 110 W. Broadway, from RS-3 (Residential Single-Family High density) and OM (Office Medium) to CG (Commercial General).

City Planner Bates presented the staff report. The applicant desires to construct a warehouse and office space for his asphalt striping company. City Planner Bates advised that the Comprehensive Plan notes that the subject area is designated as commercial but the area has not transitioned that way to date. There is a heavy residential component in the area. Staff feels that a rezoning would be considered spot-zoning.

Chairman Shindel opened the public hearing at 4:24 p.m.

Katrina Moore stated she is the real estate agent for the applicant and spoke in favor of the request.

Applicant, Michael Young, was present and stated his plans for the subject property.

Grady Whitaker stated he has investment property in the subject area and spoke in opposition to the request.

Chairman Shindel closed the public hearing at 4:32 p.m.

Mr. Neal made a motion to approve SSZ-512 as presented. Mr. Shindel seconded the motion.

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

The motion failed 2-4-0.

6. **Director's Report**

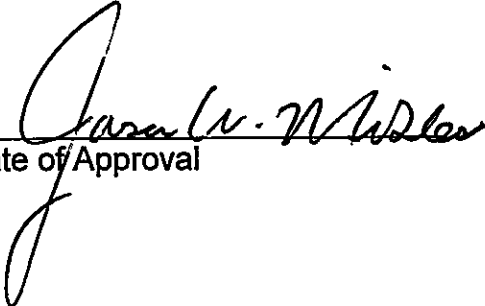
City Planner Bates gave an update on the GO bond rollout.

7. **City Manager's Report**

City Manager Mike Carter advised Tropical Smoothie will be opening a location in the Sheffield Crossing area.

8. **Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:38 p.m.



Date of Approval

9/12/22

Jason Mikles, Secretary