

PLANNING COMMISSION
Regular Meeting Minutes
February 13, 2023
4:00 p.m.
City Council Chambers
100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 8-0
Harold Neal, Vice-Chairman 7-1
Erik Stuckey, 5-3
Michael Dickerson, 2-0

MEMBERS ABSENT: Jason Mikles, Secretary 6-2
Tom Askew, 4-4
Matt Barnett, 7-1

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, February 13, 2023 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 10:15 a.m., on February 8, 2023, by Cynthia Webster.

1. Call to Order

Chairman Paul Shindel called the meeting to order at the noted time of 4:03 p.m.

2. Roll Call

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

Mr. Mikles, Mr. Askew and Mr. Barnett were noted as absent.

3. Minutes of January 9, 2023

Commissioners considered approving, denying, amending or revising of the minutes from the January 9, 2023 meeting.

Mr. Neal made a motion that the minutes of January 9, 2023 be approved as presented. Mr. Stuckey seconded the motion.

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

Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, aye.

The motion carried 4-0-0.

4. SUP-47-A

The Planning Commission is being asked to set notification requirements for SUP-47-A to allow an expansion of use for a bar (Use Unit 12a) located at 1 E. 34th St.

City Planner Brad Bates went over the typical notification requirements.

Mr. Stuckey made a motion to post a sign on the property two weeks before the hearing date, publish a newspaper ad two weeks before the hearing date, mail notification letters to any property owner within 300' of the subject property 20 days before the hearing date and set a date for hearing of March 13, 2023. Mr. Neal seconded the motion.

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

The motion carried 4-0-0.

5. SSLC-719

The Planning Commission is being asked to consider approving, denying, amending or revising of the application of AAB Engineering, on behalf of Sand Springs Railway, to combine 3.462 acres and .138 acres located east of Main St., on the north side of Morrow Rd.

City Planner Bates presented the staff report and stated he would be going over all the subsequent lot splits and combinations on this agenda as they are all related. The Sand Springs Home and the Sand Springs Railway are splitting and combining lots to make an equitable land swap for future development.

Mr. Dickerson made a motion to approve SSLC-719 as presented. Mr. Neal seconded the motion.

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

The motion carried 3-0-1.

6. SSL-720

As this agenda item was already discussed, Chairman Shindel asked for a motion. Mr. Neal made a motion to approve SSL-720 as presented. Mr. Dickerson seconded the motion.

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

The motion carried 3-0-1.

7. SSL-721

As this agenda item was already discussed, Chairman Shindel asked for a motion. Mr. Neal made a motion to approve SSL-721 as presented. Mr. Dickerson seconded the motion.

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

The motion carried 3-0-1.

8. SSLC-722

As this agenda item was already discussed, Chairman Shindel asked for a motion. Mr. Neal made a motion to approve SSLC-722 as presented. Mr. Dickerson seconded the motion.

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

The motion carried 3-0-1.

9. SSLC-723

As this agenda item was already discussed, Chairman Shindel asked for a motion. Mr. Neal made a motion to approve SSLC-723 as presented. Mr. Dickerson seconded the motion.

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

The motion carried 3-0-1.

10. SSLC-724

As this agenda item was already discussed, Chairman Shindel asked for a motion. Mr. Neal made a motion to approve SSLC-724 as presented. Mr. Dickerson seconded the motion.

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

The motion carried 3-0-1.

11. Director's Report

City Planner Bates stated that the Commission would be alternating the voting sequence so that the same commission member didn't always have the first, or last, vote.

12. City Manager's Report

City Manager Mike Carter gave some updates on airport projects and stated a grant has been received from Tulsa County to put Berryhill schools on a sewer system as opposed to the current lagoon system.

13. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:34 p.m.

4/10/23
Date of Approval

Jason W. Mikles
Jason Mikles, Secretary