

PLANNING COMMISSION

Regular Meeting Minutes

Monday, March 14, 2022

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 8-1
Harold Neal, Vice-Chairman 8-1
Jason Mikles, Secretary 8-1
Matt Barnett 6-3
Nancy Riley 4-0

MEMBERS ABSENT: Joe Shelton 5-4
Tom Askew 4-5

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, March 14, 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 10:25 a.m., March 7, 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: Ms. Riley, here; Mr. Mikles, here, Mr. Shelton, no response; Mr. Shindel, here; Mr. Neal, here; Mr. Askew, no response; Mr. Barnett, here.

Mr. Shelton and Mr. Askew were noted as absent.

3. Minutes of February 17, 2022

Commissioners considered approving, denying, amending or revising of the minutes from the February 17, 2022 meeting.

Mr. Neal made a motion that the minutes of February 17, 2022 be approved as presented. Mr. Barnett seconded the motion.

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

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The motion carried 5-0-0.

4. SSL-702

City Planner Brad Bates presented the staff report. The Planning Commission is being asked to consider approving, denying, amending, or revising of the application of Grady Whitaker, on behalf of M. J. Shep Holdings Company, LLC, to split .16 acres legally known as Lots 23 and 24. Block 26, Sand Springs Original Town and commonly known as 315 N. Cleveland Ave. The split will create tracts of 61.5'x50' (Tract 1) and 78.55'x50' (Tract 2). Tract 1 will be added to the abutting property at 204 W. 4th St. and Tract 2 will be added to the abutting property at 206 W. 4th St., giving those properties additional yard space. City Planner Bates explained that the next two items on the agenda pertained to the combination of these tracts.

Applicant Grady Whitaker was present for questions.

Mr. Neal made a motion to approve SSL-702. Mr. Mikles seconded the motion.

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

The motion carried 5-0-0.

5. SSLC-703

City Planner Bates presented the staff report and advised that this request combines Tract 1 created from the previous lot split with the home at 204 W. 4th St., giving that residence additional yard space.

Mr. Neal made a motion to approve SSLC-703. Mr. Mikles seconded the motion.

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

The motion carried 5-0-0.

6. SSLC-704

City Planner Bates presented the staff report and advised that this request combines Tract 2 created from the previous lot split with the home at 206 W. 4th St., giving that residence additional yard space.

Mr. Neal made a motion to approve SSLC-704. Mr. Mikles seconded the motion.

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

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The motion carried 5-0-0.

7. SSL-705

City Planner Bates presented the staff report. The Planning Commission is being asked to consider approving, denying, amending, or revising of the application of Josh Ploch, on behalf of NextGen Capital, LLC, requesting a split of Lots 1-4, Block 2, Sunrise Addition, commonly known as 322 N. Grant. The proposed split will create tracts known as Lots 1 and 2, Block 2 and Lots 3 and 4, Block 2. Each tract will be 50'x130'. City Planner Bates advised that applicant has a pending request before the Board of Adjustment to allow a variance to the Sand Springs Zoning Code Bulk and Area Requirements since the lots will be smaller than what is required by Code. A single-family residence is proposed for each lot.

Mr. Neal made a motion to approve SSL-705 subject to the Board of Adjustment granting the Variance request. Mr. Mikles seconded the motion.

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

The motion carried 4-1-0.

8. SSLC-706

City Planner Bates presented the staff report. The Planning Commission is being asked to consider approving, denying, amending, or revising of the application of Josh Ploch, on behalf of NextGen Capital, LLC, requesting a combination of Lots 21 and 22, Block 5, Sunrise Addition, commonly known as 211 N. Franklin Ave. A single-family residence will be built across the common lot line.

Mr. Neal made a motion to approve SSLC-706. Mr. Barnett seconded the motion.

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

The motion carried 5-0-0.

9. SSZ-510

City Planner Bates presented the staff report. The Planning Commission is being asked to consider approving, denying, amending, or revising and making a recommendation to City Council regarding the application of the City of Sand Springs to rezone 13.1849 acres from AG (Agriculture) to RS-3 (Residential Single-Family High Density) at property generally located at 49th St. and S. 112th W. Ave. A single-family residential subdivision is being proposed at this site which is a former lagoon for the wastewater treatment facility. City Planner Bates stated that the Public Works department has reviewed the application and the City will need to follow all DEQ requirements regarding construction.

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Larry Gregory, 4810 S. 112th W. Ave., stated he was concerned with runoff. City Planner Bates advised that the City will not be allowed to increase any runoff and will follow the recommendations of the Public Works department.

Mark Trotter stated he owns 43 acres adjacent to the subject property and was concerned about runoff as well.

Mr. Neal made a motion to recommend approval to City Council of SSZ-510. Mr. Barnett seconded the motion.

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

The motion carried 5-0-0.

10. SSZ-511

City Planner Bates presented the staff report. The Planning Commission is being asked to consider approving, denying, amending, or revising and making a recommendation to City Council regarding the application of the Sand Springs Municipal Authority to rezone 7.3504 acres from RS-3 (Residential Single-Family High Density) to RS-4 (Residential Single-Family Highest Density). The property is generally located north of 51st St., just east of Redbud Dr. City Planner Bates went over the differences in lot sizes between RS-3 and RS-4. There are several other subdivisions in the immediate area with RS-4 zoning designations. A single-family subdivision is proposed just south of the pipeline that runs through the area.

Mr. Barnett made a motion to recommend approval to City Council of SSZ-511. Mr. Neal seconded the motion.

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

The motion carried 5-0-0.

11. Zoning Code Amendment

City Planner Bates presented the staff report. The Planning Commission is being asked to consider approving, denying, amending, or revising and making a recommendation to City Council regarding the application of the City of Sand Springs to amend the Zoning Code at Chapter 6, Office, Chapter 7, Commercial, and Chapter 9, Industrial, regarding façade requirements for new construction. City Planner Bates went over current requirements and proposed changes.

Commissioner Riley read a prepared statement regarding the proposed changes.

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Grady Whitaker spoke regarding the proposed ordinance.

Extended discussion was held among Planning Commission and staff.

Mr. Neal made a motion to recommend approval to City Council. Mr. Mikles seconded the motion.

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

The motion carried 4-1-0.

12. Director's Report

No director's report was given.

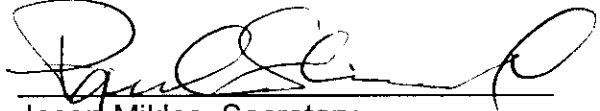
13. City Manager's Report

City Manager Mike Carter advised of some new business announcements and opening dates.

14. Adjournment

There being no other items, the meeting was adjourned at the noted time of 5:40 p.m.

4-11-2022
Date of Approval



Jason Mikles, Secretary
Paul Shindel, Chairman