

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
April 10, 2023 – 6:00 p.m.
City Council Chambers
100 E. Broadway
Sand Springs, OK 74063**

MEMBERS PRESENT: Michael Phillips, Chairperson, 8-2
Jerry Riley, Vice-Chairperson 8-2
Michael Zimmerman, Secretary 9-1
David Parker, 10-0
Clark Shackelford, 6-0

MEMBERS ABSENT: None

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 April 10, 2023, 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 12:30 p.m., on April 5, 2023, 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.sand springsok.org.

1. Call to Order

Chairperson Michael Phillips called the meeting to order at the noted time of 6:00 p.m.

2. Attendance

Chairperson Phillips called for an individual roll call with members replying in the following manner: Mr. Parker, here; Mr. Zimmerman, here; Chairperson Phillips, here; Mr. Shackelford, here; Mr. Riley, here.

3. Consider Approval of Minutes of BOA Meeting of March 13, 2023

The Board is being asked to consider approving, denying, amending or revising of the Minutes of the regular meeting of March 13, 2023.

Mr. Zimmerman made a motion to approve the minutes of March 13, 2023. Mr. Shackelford seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Parker, aye; Mr. Zimmerman, aye; Chairperson Phillips, aye; Mr. Shackelford, aye; Mr. Riley, aye.

The motion carried at 5-0-0.

4. SBOA-002

Chairperson Phillips advised that the Board is being asked to consider approving, denying, amending or revising of the application of Jared Britton, on behalf of Buel and Clara Anglen, to allow a Variance to the Sperry Zoning Code, Section 4.5.1, Table 4.3, to allow a reduction in the front and rear yard setbacks at property legally known as the South 50' of Lots, 4 and 5, Block 5, Martin's Subdivision and commonly known as 297 W. Birch Pl. located in a RS-4 (Residential Single-Family High density) district.

City Planner Bates presented the staff report. The applicant desires to construct a single family dwelling on a legal, non-conforming lot of 110'x50'. The applicant is requesting a reduction in the front yard setback from 20' to 18' and a reduction in the rear yard setback from 20' to 10'.

Applicant, Jared Britton, was present for questions.

Mr. Zimmerman made a motion to approve SBOA-002 as presented. Mr. Riley seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Riley, aye; Mr. Shackelford, aye; Chairperson Phillips, aye; Mr. Zimmerman, aye; Mr. Parker, aye.

The motion carried at 5-0-0.

5. SSBOA-823

Chairperson Phillips advised that the Board is being asked to consider approving, denying, amending or revising of the application of Ashley Williams, requesting a Special Exception to the Sand Springs Zoning Code, Section 7.02, Table 1, to allow a tattoo studio (Use Unit 15) at property legally known as: TRACT 3 & PRT SW BEG NWC TRACT 3B SPRINGS VILLAGE TH N60 W20 S60 E20 POB SEC 23-19-11 .028 AC SPRINGS VILLAGE RESUB PRT BLKC GARDEN HGTS and commonly known as 3905 S. Hwy 97, zoned CS (Commercial Shopping).

City Planner Bates presented the staff report. The applicant desires to open a tattoo studio in a standalone building that was formerly a dentist office.

Applicant, Ashley Williams, was present for questions.

Montie Box, 11 E. Broadway, spoke in favor of the application.

Mr. Shackelford made a motion to approve SSBOA-823 as presented. Mr. Parker seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Parker, aye; Mr. Zimmerman, aye; Chairperson Phillips, aye; Mr. Shackelford, aye; Mr. Riley, aye.

The motion carried at 5-0-0.

6. MBOA-002

Chairperson Phillips advised the Board is being asked to consider approving, denying, amending or revising of the application of Carolyn Back, of DR Horton, on behalf of Apex Title and Mannford Public Works Authority, requesting a Variance to the Mannford Zoning Code, Section 12-223, Residential Districts, Area Regulations, paragraph 3, Rear Yard, to reduce the rear yard setback from 20' to 15' for properties legally and commonly described as:

L17 B3, Lake Country No. One, 970 Shasta Lane
L18 B3, Lake Country No. One, 1014 Shasta Lane
L19 B3, Lake Country No. One, 1168 Shasta Lane
L4 B4, Lake Country No. One, 731 Hudson Pl.
L5 B4, Lake Country No. One, 763 Hudson Pl.
L2 B4, Lake Country No. One, 611 Hudson Pl.
L8 B9, Lake Country No. One, 601 Canton Pl.
L8 B10, Lake Country No. One, 600 Canton Pl.
L17 B4, Lake Country No. One, 481 Texoma Pl.
L25 B9, Lake Country No. One, 400 Murray Pl.
L26 B9, Lake Country No. One, 440 Murray Pl.
L13 B10, Lake Country No. One, 180 Canton Pl.

The properties are located in the Town of Mannford, Creek County, Oklahoma, in Section 04, Township 19 North, Range 09 East, zoned RS-1 (Residential Single-Family).

City Planner Bates presented the staff report. The applicant is requesting a reduction in the rear yard setback for 12 properties located in the Lake Country No. One subdivision. City Planner Bates advised that this request, and the following three requests on the agenda, were grouped together based upon a common variance reduction request.

Applicant, Carolyn Back, was present for questions.

Gerald Haury, Town Administrator for the City of Mannford, was present for questions.

Mr. Zimmerman made a motion to approve MBOA-002 as presented. Mr. Parker seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Riley, aye; Mr. Shackelford, aye; Chairperson Phillips, aye; Mr. Zimmerman, aye; Mr. Parker, aye.

The motion carried at 5-0-0.

7. MBOA-003

Chairperson Phillips advised that the Board is being asked to consider approving, denying, amending or revising of the application of Carolyn Back, of DR Horton, on behalf of Mannford Public Works Authority, requesting a Variance to the Mannford Zoning Code, Section 12-223, Residential Districts, Area Regulations, paragraph 3, Rear Yard, to reduce the rear yard setback from 20' to 10' for properties legally and commonly described as:

L22 B4, Lake Country No. One, 260 Greenleaf Pl.
L26 B4, Lake Country No. One, 301 Greenleaf Pl.
L1 B6, Lake Country No. One, 101 Gibson Pl.
L3 B3, Lake Country No. One, 251 Tahoe Lane

The properties are located in the Town of Mannford, Creek County, Oklahoma, in Section 04, Township 19 North, Range 09 East, zoned RS-1 (Residential Single-Family).

City Planner Bates presented the staff report. The applicant is requesting a reduction in the rear yard setback for 4 properties located in the Lake Country No. One subdivision. As stated previously, these properties were grouped together based upon a common variance reduction request.

Applicant, Carolyn Back, was present for questions.

Gerald Haury, Town Administrator for the City of Mannford, was present for questions.

Mr. Zimmerman made a motion to approve MBOA-003 as presented. Mr. Shackelford seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Parker, aye; Mr. Zimmerman, aye; Chairperson Phillips, aye; Mr. Shackelford, aye; Mr. Riley, aye.

The motion carried at 5-0-0.

8. MBOA-004

Chairperson Phillips advised that the Board is being asked to consider approving, denying, amending or revising of the application of Carolyn Back, of DR Horton, on behalf of Apex Title, requesting a Variance to the Mannford Zoning Code, Section 12-223, Residential Districts, Area Regulations, paragraph 2, Side Yard, subparagraph c., and paragraph 3, Rear Yard, to allow a reduction in the side yard setback from 25' to 20' and a reduction in the rear yard setback from 20' to 15', at property legally known as L21, B3, Lake Country No. One, and commonly known as 1380 Shasta Lane, in the Town of

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Mannford, Creek County, Oklahoma, in Section 04, Township 19 North, Range 09 East, zoned RS-1 (Residential Single-Family).

City Planner Bates presented the staff report. The applicant is requesting a reduction in the side and rear yard setbacks for a property located in the Lake Country No. One subdivision.

Applicant, Carolyn Back, was present for questions.

Gerald Haury, Town Administrator for the City of Mannford, was present for questions.

Mr. Zimmerman made a motion to approve MBOA-004 as presented. Mr. Parker seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Riley, aye; Mr. Shackelford, aye; Chairperson Phillips, aye; Mr. Zimmerman, aye; Mr. Parker, aye.

The motion carried at 5-0-0.

9. MBOA-005

Chairperson Phillips advised that the Board is being asked to consider approving, denying, amending or revising of the application of Carolyn Back, of DR Horton, on behalf of Apex Title, requesting a Variance to the Mannford Zoning Code, Section 12-223, Residential Districts, Area Regulations, Paragraph 1, Front Yard, subparagraph a., and paragraph 3, Rear Yard, to allow a reduction in the front yard setback from 25' to 20' and a reduction in the rear yard setback from 20' to 10', at property legally known as L1 B4, Lake Country No. One, and commonly known as 531 Hudson Pl., in the Town of Mannford, Creek County, Oklahoma, in Section 04, Township 19 North, Range 09 East, zoned RS-1 (Residential Single-Family).

City Planner Bates presented the staff report. The applicant is requesting a reduction in the front and rear yard setbacks for a property located in the Lake Country No. One subdivision.

Applicant, Carolyn Back, was present for questions.

Gerald Haury, Town Administrator for the City of Mannford, was present for questions.

Mr. Zimmerman made a motion to approve MBOA-005 as presented. Mr. Riley seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Parker, aye; Mr. Zimmerman, aye; Chairperson Phillips, aye; Mr. Shackelford, aye; Mr. Riley, aye.

The motion carried at 5-0-0.

10. Director's Report

No director's report was given.

11. City Manager's Report

City Manager Mike Carter gave a brief update on some roadway projects around the City. City Manager Carter also advised that a 3% utility rate increase would be coming in the near future.

12. Adjournment

There being no further business, the meeting adjourned at the noted time 6:29 p.m.

Date

4/12/2023



Michael Zimmerman, Secretary