

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
April 11, 2022 – 6:00 p.m.
City Council Chambers
100 E. Broadway
Sand Springs, OK 74063**

MEMBERS PRESENT: Michael Phillips, Chairperson, 10-0
Jerry Riley, Vice-Chairperson, 8-2
Justin Tockey, Secretary, 10-0
Dianne Dinkel, 8-2
Michael Zimmerman 7-0

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 11, 2022, 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 3:10 p.m., on April 6, 2022, 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.sandspringsok.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: Ms. Dinkel, here; Mr. Zimmerman, here; Chairperson Phillips, here; Mr. Tockey, here; Mr. Riley, here.

3. Consider Approval of Minutes of BOA Meeting of March 14, 2022

The Board is being asked to consider approving, denying, amending or revising of the Minutes of the regular meeting of March 14, 2022.

Mr. Zimmerman made a motion to approve the minutes of March 14, 2022. Mr. Riley seconded the motion.

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

The motion carried 5-0-0.

4. **SSBOA-809**

The Board is being asked to consider approving, denying, amending or revising of the request of the City of Sand Springs, requesting a Variance to the Sand Springs Zoning Code, Section 13.21.H.1, Use Units, Business Signs, CH, CG, CBD, IL, IM and IH District Use Conditions, to allow an 80' tall ground sign for property which will be known as 10 S. Main St., or 1 W. Alexander Blvd.

City Planner Bates presented the staff report and explained that the potential purchaser of the subject property would like to have an 80' ground sign so that it can be seen from by vehicles traveling either direction on Highway 412. The Zoning Code allows a 60' tall sign by right.

City Manager Mike Carter spoke to the Board and stated that as a condition of the real estate purchase contract, the buyer requested that a Variance to the 60' height limit be submitted. The City advised the purchaser that it would present the Variance request to the Board of Adjustment.

Discussion was held regarding sign heights of other area businesses including those in the River West addition.

Mr. Zimmerman made a motion to approve SSBOA-809 as submitted. Mr. Tockey seconded the motion.

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

The motion carried 5-0-0.

5. **Director's Report**

City Planner Bates advised the Board that they will receive a presentation next month on the proposed GO bond project. City Planner Bates also advised that the City Council reviewed the proposed revisions to the City's façade ordinance at their meeting on March 28, 2022 and the ordinance was not approved with a tie vote of 3-3-0.

6. **City Manager's Report**

City Manager Mike Carter reminded the Board that Herbal Affair will be held this coming Saturday, April 16th.

7. **Adjournment**

There being no further business, the meeting adjourned at the noted time 6:13 p.m.

5/16/22
Date


Justin Tockey, Secretary