

# PLANNING COMMISSION

## Regular Meeting Minutes

Monday, April 11, 2022

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

**MEMBERS PRESENT:** Paul Shindel, Chairman 9-1  
Harold Neal, Vice-Chairman 9-1  
Tom Askew 5-5  
Matt Barnett 7-3  
Nancy Riley 5-0

**MEMBERS ABSENT:** Jason Mikles, Secretary 8-2  
Joe Shelton 5-5

**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, April 11, 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.sandsspringsok.org](http://www.sandsspringsok.org) at 3:20 p.m., April 7, 2022, with an Addendum posted at 10:40 a.m. on April 8, 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, no response, Mr. Shelton, no response; Mr. Shindel, here; Mr. Neal, here; Mr. Askew, here; Mr. Barnett, here.

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

### 3. Minutes of March 14, 2022

Commissioners considered approving, denying, amending or revising of the minutes from the March 14, 2022 meeting.

Mr. Neal made a motion that the minutes of March 14, 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; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 5-0-0.

**4. SSLC-707**

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 Darrell Hammock to combine Lots 7 and 8, Block 21, Second Sunrise Addition commonly known as 414 and 416 N. Grant Ave. The applicant would like to add a driveway to the lot at 416 N. Grant for additional parking and for access to the rear yard.

Mr. Neal made a motion to approve SSLC-707. Mr. Askew seconded the motion.

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

The motion carried 5-0-0.

**5. PUD-32B**

City Planner Bates presented the staff report. The applicant, Robert Bell of Bell Land Use, LLC, on behalf of 619 Enterprises, LLC, contract purchaser, would like to amend PUD-32, taking approximately 5 undeveloped acres from the original PUD and designating it for mini-storage use under RM-1 (Residential Multi-family low density) zoning. The mini-storage is the only use planned for the property.

Robert Bell was present and explained that the property owner and previous potential purchasers have determined that the land's rock base is too costly to develop for residential use. Mr. Bell and the contract purchaser have met with the residents of Greentree Retirement Center and explained their proposal for the property. The mini-storage use will have to go through the Specific Use Permit (SUP) process which is a different application from today's proposal.

Discussion was held regarding the ownership of the property and whether the residents of Greentree, through the HOA, would have some ownership. The five acres is privately owned by Mr. Jim Myer and not part of the HOA common areas.

Several residents of Greentree were present but all declined to speak.

Mr. Neal made a motion to recommend approval to City Council of PUD-32-B. Mr. Barnett seconded the motion.

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

The motion carried 3-2-0.

**6. SUP-73**

The Planning Commission is being asked to set notification requirements for SUP-73 to allow a mini-storage (Use Unit 16) at property located at approximately 4300 S. 129<sup>th</sup> W. Ave. City Planner Bates went over the typical notification requirements.

Mr. Barnett 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 May 10, 2022. Mr. Neal seconded the motion.

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

The motion carried 5-0-0.

**7. SSL-708**

City Planner Bates presented the staff report. The Planning Commission is being asked to consider approving, denying, amending, or revising of the application of the City of Sand Springs requesting a split of part of Lot 1, Block 3, River West Addition No. 3. The proposed split will create tracts of 1.2995 acres and .4424 acres. The larger tract is being sold and developed for commercial purposes. The smaller tract will be retained by the City and used for additional parking for abutting businesses.

Mr. Neal made a motion to approve SSL-708 as presented. Mr. Askew seconded the motion.

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

The motion carried 5-0-0.

**8. Change of Access**

City Planner Bates presented the staff report. This application is related to the application that was just heard. The purchaser of the larger tract, created under SSL-708, would like to have access off of S. Main St., which was previously platted with limits of no access in the River West Addition No. 3 plat. Public Works has been working with the purchaser and has come to an agreement as to where the driveway can be placed. There is a manhole cover which will need to be brought up to grade with the driveway but Public Works has no other objections.

Mr. Neal made a motion to approve the Change of Access request. Mr. Barnett seconded the motion.

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

The motion carried 5-0-0.

**Addendum**

**SSLC-709**

City Planner Bates presented the staff report. The applicant, Todd Briggs, of T. Briggs Construction is proposing to combine Lots 1 and 2, Block 2, Shadow Creek Addition so that a single-family residence can be built across the common lot line. There is a large restrictive drainage easement that runs across the back of lot 1 and part of Lot 2. The residence will be built outside of this drainage easement.

Mr. Neal made a motion to approve SSLC-709. Mr. Barnett seconded the motion.

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

The motion carried 5-0-0.

**9. Director's Report**

No director's report was given.

**10. City Manager's Report**

City Manager Mike Carter advised that new businesses would be announced as soon as the City is able to release that information. The City is also working at 4<sup>th</sup> and Industrial to stabilize the area due to ground movement and washout issues.

**11. Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:41 p.m.

5.10.22  
Date of Approval

  
Jason Mikles, Secretary