

PLANNING COMMISSION

Regular Meeting Minutes

May 9, 2023

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 10-0
Jason Mikles, Secretary 8-2
Erik Stuckey, 7-3
Michael Dickerson, 4-0
Tom Askew, 6-4
Matt Barnett, 9-1

MEMBERS ABSENT: Harold Neal, Vice-Chairman 8-2

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 Tuesday, May 9, 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 8:30 a.m., on May 5, 2023, 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: Mr. Mikles, here; Mr. Stuckey, here; Mr. Dickerson, here; Mr. Shindel, here; Mr. Neal, no response; Mr. Askew, here; Mr. Barnett, here.

Mr. Neal was noted as absent.

3. Minutes of April 10, 2023

Commissioners considered approving, denying, amending or revising of the minutes from the April 10, 2023 meeting.

Mr. Askew made a motion that the minutes of April 10, 2023 be approved as presented. Mr. Barnett seconded the motion.

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

Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 6-0-0.

4. **SUP-75**

The Planning Commission is being asked to complete the Findings of Fact and Conclusions of Law and make a recommendation to City Council regarding SUP-75, a Specific Use Permit request, to allow an overnight RV Park (Use Unit 20) at property generally located S. of 5th St., north of Hwy 412, on the east side of S. 209th W. Ave.

City Planner Brad Bates presented the staff report. City Planner Bates went over the Comp Plan, Public Works comments and Staff's recommended safeguards.

Applicant Mike Posey and business partner Mitchell Blessing were present for questions.

Chairman Shindel opened the Public Hearing at 4:11 p.m.

The following citizens spoke in opposition of the application:

Spencer Ingram, 1100 N. 197th W. Pl.
Cathey Williams, 614 S. 205th W. Ave.
Jerri Pearson, 20314 W. 5th St.
Sandra Braun, 514 S. 205th W. Ave.
Rick Taylor, 402 S. 204th W. Ave.
Jon Vantrease, 414 S. 204th W. Ave.
Peggy Thornton, 77 Highland Dr.
Timothy VanDorn, 917 Creek Rd.
Matt Maynard, 502 S. 205th W. Ave.
Bill Young, 20501 W. 5th St.
Tammy Pilkington, 419 S. 204th W. Ave.
Tony Pilkington, 419 S. 204th W. Ave.
Nancy Smith, 20808 W. 5th St.
Bob Brashier, 614 S. 205th W. Ave.
Joan VanDorn, 917 Creek Rd.
Michael Mize, 413 S. 204th W. Ave.
Laura Vantrease, 414 S. 204th W. Ave.
Carl Black, 408 Bay Shore Dr.
Jay Kusel, 1325 S. 219th W. Ave.

The following citizen spoke in favor of the application:

David Ward, 20641 Wekiwa Rd.

It is noted for the record that Mr. Askew left the meeting at 4:38 p.m.

Chairman Shindel closed the Public Hearing at 4:56 p.m. and stated the Planning Commission would now proceed to the Findings of Fact and Conclusions of Law.

Commission members held a brief discussion with applicants regarding their business plan.

Mr. Barnett made a motion that the project will have a substantial effect on the adjacent property. Mr. Mikles seconded the motion.

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

The motion carried 4-0-1.

Mr. Barnett made a motion that the community welfare will be affected by the project. Mr. Mikles seconded the motion.

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

The motion did not carry at 2-2-1.

Mr. Barnett made a motion that the development will have an adverse effect on public facilities. Mr. Mikles seconded the motion.

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

The motion carried at 3-1-1.

Brief discussion was held among commission members and staff regarding the safeguards. Chairman Shindel felt that item (f)a should be stricken.

Mr. Barnett made a motion to accept the safeguards with item (f)a stricken. Mr. Dickerson seconded the motion.

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

The motion carried at 4-0-1.

Mr. Barnett made a motion that all procedural requirements have been met and to recommend denial to City Council of SUP-75. Mr. Mikles seconded the motion.

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

The motion did not carry at 2-2-1.

5. **Director's Report**

No director's report was given.

6. **City Manager's Report**

City Manager Mike Carter gave a brief update on some new businesses opening up in the near future.

7. **Adjournment**

There being no other items, the meeting was adjourned at the noted time of 5:32 p.m.


Date of Approval



Jason Mikles, Secretary