

PLANNING COMMISSION

Regular Meeting Minutes

Tuesday, May 10, 2022

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 10-1
Harold Neal, Vice-Chairman 10-1
Jason Mikles, Secretary 9-2
Tom Askew 6-5
Nancy Riley 6-0

MEMBERS ABSENT: None

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 10, 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 10:30 a.m., on May 2, 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. Shindel, here; Mr. Neal, here; Mr. Askew, here.

3. Minutes of April 11, 2022

Commissioners considered approving, denying, amending or revising of the minutes from the April 11, 2022 meeting.

Mr. Neal made a motion that the minutes of April 11, 2022 be approved as presented. Mr. Askew 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. Askew, aye.

The motion carried 5-0-0.

4. SUP-73

City Planner Brad Bates presented the staff report. The Planning Commission is being asked to complete the Findings of Fact and Conclusions of Law regarding SUP-73, a Specific Use Permit to allow a mini-storage on 5 unplatted acres located at approximately 4300 S. 129th W. Ave.

Chairman Shindel opened the Public Hearing at 4:04 p.m.

Robert Bell, of Bell Land Use, LLC, spoke in regards to the history of the property and challenges regarding development. Trent Hamilton, contract purchaser, was also present for questions. Mr. Hamilton stated that he has met with the Homeowner's Association at Greentree Retirement Community and had made some modifications to his plan based on those conversations.

Joe Lee, 4040 S. 129th W. Ave., stated he was the owner of the mini-storage that sits just north of 41st St. at 129th W. Ave.

Mr. Lee had questions regarding ownership of the proposed facility and tax implications.

Mr. Hamilton stated that the business is set up as a LLC and would have to pay taxes.

City Planner Bates cautioned the Planning Commission that they should not include a condition that prohibited who the land owner could or could not sell to in the future based on tax status. City Planner Bates also advised that the tax status of the business in question was not the reason for the hearing and the Planning Commission was here to determine if the Specific Use of the property was appropriate.

Chairman Shindel closed the public hearing at 4:21 p.m. and stated the Planning Commission would now complete the Findings of Fact and Conclusions of Law.

Mr. Neal made a motion that the project will have a minimal effect on the adjacent property. Mr. Askew seconded the motion.

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

The motion carried 3-2-0.

Mr. Neal made a motion that the community welfare will not be adversely affected by the project. Mr. Askew seconded the motion.

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

The motion carried 4-1-0.

Mr. Neal made a motion that the project will not have an impact on public facilities. Mr. Askew seconded the motion.

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

The motion carried 3-2-0.

Mr. Neal made a motion to accept the safeguards as outlined in the staff report. Mr. Askew 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. Askew, aye.

The motion carried 5-0-0.

Mr. Neal made a motion that all procedural requirements have been met and recommended approval of SUP-73 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, nay; Mr. Neal, aye; Mr. Askew, aye.

The motion carried 3-2-0.

5. GO Bond Presentation

City Planner Bates gave an oral and video presentation regarding the upcoming bond election that will be held June 28th.

It is noted for the record that Mr. Askew left the Planning Commission meeting at 4:47 p.m.

6. Director's Report

No director's report was given.

7. City Manager's Report

City Manager Mike Carter advised that Huskey Avenue will be formally dedicated on May 20th. City Manager Carter also advised that Mayme Crawford was the recipient of this year's John Hess Award.

8. Adjournment

There being no other items, the meeting was adjourned at the noted time of 5:00 p.m.

10/13/22
Date of Approval

Jason Mikles
Jason Mikles, Secretary