

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
March 21, 2016 – 6:00 p.m.
Municipal Building
100 East Broadway, Room 203**

MEMBERS PRESENT: Randy Beesley, Chairman 7-0
Kenny Roberts, Vice-Chairman 7-0
Larry Johnston, Secretary 6-1
Dennis Currington 5-2
Nancy Riley 4-0

MEMBERS ABSENT: None

OTHERS PRESENT: Brad Bates, City Planner
Cynthia Webster, Recording Secretary

The Board of Adjustment met in regular session on March 21, 2016, at 100 E. Broadway, Council Chambers Room 203, Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 2:35 p.m., on March 15, 2016, on the digital display board located in the first floor lobby of the Sand Springs Municipal building, 100 East Broadway, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs Website www.sandspringsok.org.

1. Call to Order

Chairman Beesley called the meeting to order at 6:00 p.m.

2. Attendance

Chairman Beesley called for an individual roll call with members replying in the following manner: Mr. Johnston, here; Mr. Roberts, here; Mr. Beesley, here; Mr. Currington, here; Ms. Riley, here.

3. Consider Approval of Minutes of BOA Meeting of January 28, 2016

The minutes of the January 28, 2016, Special Board of Adjustment meeting were presented for members' review and/or approval.

Chairman Beesley made a motion to approve the Minutes of the January 28, 2016 Special Board of Adjustment meeting, as presented. Mr. Roberts seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, aye; Ms. Riley, aye. The motion carried 5-0-0.

4. SSBOA-709 – Gary Bottoms

City Planner Brad Bates presented the staff report. Applicant has submitted a request for a Special Exception to allow a 30x35 (1,050 sf) detached accessory building on the subject property. The applicant owns Lots 7 and 8, Block 1, Prattwood Estates 2nd Addition. These lots were formally combined by the Sand Springs Planning Commission in 2010. The combined lots are roughly 4 times the minimum lot size in a RS-3 (Residential Single-Family High Density) district.

The detached garage would house a boat and trailer and various other items and a smaller, detached accessory building currently on the property would be removed. The Zoning Code would allow an 818 sf accessory building by right based on the square footage computation allowed by the Code. The garage would be built using materials matching the materials on the home.

Applicant was present for questions. There was no one in the audience to speak either for or against the application.

Mr. Johnston made a motion to approve SSBOA-709, as presented. Chairman Beesley seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, aye; Ms. Riley, aye. The motion carried 5-0-0.

5. SSBOA-710 – AAB Engineering, LLC

City Planner Bates presented the staff report. The subject property is approximately a 97 acre tract that has recently gone through the annexation process and a rezoning process resulting in RE (Residential Estate) zoning. A RE zoning designation requires a minimum lot size of 24,000 sf. The applicant is requesting a variance to reduce the lot size requirement by 2,200 sf, allowing for lots to be developed at a minimum of 21,800 sf. Due to topographic and terrain issues, some of the lots will be larger than 21,800 sf but none will be smaller. A half acre lot size is required by the DEQ for an aerobic septic system which will be standard for the homes in this development.

Applicant Alan Betchan was present for questions. Jeanne Groeneman stated she lives just west of the subject property. She was concerned about traffic and access issues. Chairman Beesley advised that the only thing that the Board could consider today was a variance to the lot sizes. The applicant will also have to go through a platting process which will address infrastructure requirements.

Chairman Beesley stated that he would make a motion to approve the Variance request of SSBOA-710 allowing for lot sizes to be developed at a minimum of 21,800 sf. Mr. Johnston seconded the motion.

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With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, aye; Ms. Riley, aye. The motion carried 5-0-0.

6. Director's Report

There was no director's report given at this time.

7. Adjournment

There being no further business, the meeting adjourned at the noted time of 6:14 p.m.

4/13/16
Date



Larry Johnston, Secretary