

PLANNING COMMISSION

Regular Meeting Minutes

Monday, March 21, 2016

4:00 p.m.

Sand Springs Municipal Building, 100 E. Broadway
City Council Chambers, Room 203

MEMBERS PRESENT: Merle Parsons, Chairman 6-2
Paul Shindel, Vice-Chairman 8-0
Joe Shelton 6-2
Jason Mikles 7-1
Michael Phillips 6-0
Jerry Riley 5-3

MEMBERS ABSENT: Tom Askew 6-2

STAFF PRESENT: Elizabeth Gray, City Manager
Brad Bates, City Planner
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in regular session on Monday, March 21, 2016 in the Sand Springs Municipal Building, Room 203, pursuant to the agenda filed with the City Clerk's office; posted on the digital display board located in the first floor lobby of the Sand Springs Municipal Building, 100 E. Broadway, Sand Springs, Oklahoma, and posted on the City of Sand Springs website at www.sandspringsok.org at 3:55 p.m., March 15, 2016 by Cynthia Webster.

1. Call to Order

Chairman Parsons called the meeting to order at the noted time of 4:00 p.m.

2. Roll Call

Chairman Parsons called for an individual roll call with members replying in the following manner: Mr. Riley, here; Mr. Mikles, here; Mr. Shelton, here; Mr. Parsons, here; Mr. Shindel, here; Mr. Askew, no response; Mr. Phillips, here. Mr. Askew was noted as absent.

3. Minutes of February 15, 2016

Commissioners considered approval of the minutes from the February 15, 2016 meeting. Mr. Phillips made a motion that the minutes of February 15, 2016 be approved as presented. Mr. Riley seconded the motion.

Chairman Parsons called for a voice vote recorded as follows: All ayes, no nays. The motion carried.

4. SSZ-483

Chairman Parsons noted that the Public Hearing for this rezoning application was declared open at 4:03 p.m.

City Planner Brad Bates presented the staff report. This request involves a .24 acre tract of land that is currently right-of-way owned by ODOT. The right-of-way will be acquired by the individual who leases the current site location to QuikTrip. The owner will then lease the newly acquired tract to QuikTrip. QuikTrip will replat the entire parcel as one lot, one block. ODOT will require that a retaining wall be built and will provide specifications to QuikTrip.

Ms. Carly Goodnight with QuikTrip Corporation was present for questions. She stated that the new store will be a "Generation 3" store and will be approximately 5800 sf. There will be 8-12 gas pumps which will be relocated to the north side of the property. The current store will remain open during construction and will be demolished upon reopening of the new store. The two existing driveways will remain and a third will be added.

There being no additional questions, Chairman Parsons declared the Public Hearing closed at 4:12 p.m.

Mr. Phillips made a motion to approve SSZ-483, as presented. Mr. Riley seconded the motion.

With no further discussion, Chairman Parsons called for the vote recorded as follows: Mr. Riley, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Parsons, aye; Mr. Shindel, aye; Mr. Phillips, aye. The motion carried 6-0-0.

5. SSLC-631

City Planner Bates presented the staff report. The applicant/builder has purchased all of the vacant lots in the Glens Phase I subdivision. Building has begun on 3 or 4 of the lots. A home has been built across the common lot line on Lots 20 and 21, Block 9. A requirement of the building permit which was issued was that a formal lot combination would be initiated prior to the final sale of the property. Public Works was consulted prior to the construction and there were no easements located on the common lot line.

Chairman Parsons made a motion to approve SSLC-631 as presented. Mr. Phillips seconded the motion.

With no further discussion, Chairman Parsons called for the vote recorded as follows: Mr. Riley, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Parsons, aye; Mr. Shindel, aye; Mr. Phillips, aye. The motion carried 6-0-0.

6. Director's Report

City Planner Bates stated that an online interactive tool for the comp plan will be rolled out to the Sand Springs area very soon. This tool will allow individuals to comment on the areas where they would like to see development occur. Staff will screen comments, not necessarily looking for what types of businesses individuals would like to see, but the areas desired for growth and development. The tool will be available online for a short time to allow staff to tabulate comments and incorporate them into the comp plan.

City Manager Elizabeth Gray advised there is some activity occurring in the River West area and interest expressed by businesses but at this time, there is nothing that can be disclosed publically.

7. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:34 p.m.

4/13/16
Date of Approval

Joe P. Shelton
Joe Shelton, Secretary