

PLANNING COMMISSION

Regular Meeting Minutes

Monday, May 16, 2016

4:00 p.m.

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

MEMBERS PRESENT: Merle Parsons, Chairman 8-2
Paul Shindel, Vice-Chairman 10-0
Tom Askew 8-2
Jason Mikles 9-1
Joe Shelton 7-3
Jerry Riley 7-3

MEMBERS ABSENT: None

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

The Sand Springs Planning Commission met in regular session on Monday, May 16, 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 3:25 p.m., May 11, 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. It is noted for the record that Mr. Askew arrived at 4:02 p.m.

3. Minutes of April 18, 2016

Commissioners considered approval of the minutes from the April 18, 2016 meeting. Mr. Shelton made a motion that the minutes of April 18, 2016 be approved as presented. Mr. Mikles seconded the motion.

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

4. SSZ-485

Chairman Parsons noted that the Public Hearing for this rezoning application was declared open at 4:02 p.m.

City Planner Brad Bates presented the staff report. The property in question is a vacant lot located on the northwest corner of 35th St. and S. 113th West Avenue. The comprehensive plan identifies this area as low intensity residential with some commercial development abutting the area on the east and south sides. City Planner Bates advised that RD (Residential Duplex) districts have traditionally been used to transition areas from residential to commercial.

Applicants David Seabolt and Andrew Flores were present for questions. The proposed duplex will be two-story, 2640 s.f. and will be similar to the other duplexes in the area.

There being no additional questions, Chairman Parsons declared the Public Hearing closed at 4:18 p.m.

Mr. Shindel made a motion to recommend approval to City Council SSZ-485, 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. Askew, aye. The motion carried 6-0-0.

5. SSLC-633

City Planner Bates presented the staff report. The applicant is proposing to combine Lots 3 and 4, Block 2, Ridge at Whispering Creek to construct a single-family residence across the common lot line. Public Works has reviewed the application and has no issues.

Applicant Jeff Copeland was present for questions. He stated he currently lives on Lot 5 and had purchased Lot 4 for privacy purposes. He recently purchased Lot 3 and decided to combine it with Lot 4 in order to build a larger residence and sell the single-family home that he currently occupies.

Vice-Chairman Shindel made a motion to approve SSLC-633 as presented. Mr. Askew 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. Askew, aye. The motion carried 6-0-0.

6. Director's Report

City Planner Bates briefly touched on the results of a forum held on May 2, 2016 with the owners of downtown properties lying in the proposed downtown overlay district. City Planner Bates advised that the Planning Commission may be hearing the proposed zoning change overlay if the process moves forward.

7. Adjournment

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

9/19/16
Date of Approval


Joe Shelton, Secretary
Paul Shirdel Chairman