

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
June 20, 2016 – 6:00 p.m.
Municipal Building
100 East Broadway, Room 203**

MEMBERS PRESENT: Randy Beesley, Chairman 9-0
Kenny Roberts, Vice-Chairman 8-1
Larry Johnston, Secretary 8-1
Dennis Currington 6-3
Nancy Riley 6-0

MEMBERS ABSENT: None

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

The Board of Adjustment met in regular session on June 20, 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 10:55 a.m., on June 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 April 18, 2016

The minutes of the April 18, 2016, Regular Board of Adjustment meeting were presented for members' review and/or approval.

Chairman Beesley made a motion to approve the Minutes of the April 18, 2016 regular Board of Adjustment meeting, as presented. Mr. Johnston 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-713 – Steven Shepherd

City Planner Brad Bates presented the staff report. The subject property is located on 1st Street between Grant and Franklin Avenues. The subject property is a legal, non-conforming lot comprised of 3,770 sf. At some point in the past, there had been a single family home on the lot. By today's zoning standard setbacks, a 960 sf structure could be built on the lot. Applicant is proposing to build a 20x30 (600 sf) stand-alone garage structure to store personal property. Applicant would like to utilize a concrete slab that remains on the property.

Discussion was held among the board regarding the property's location, the proximity to other residences and to the commercial development on the east. The Board also discussed the factors needed to determine whether a variance can be granted.

Applicant was not present for questions and it was staff's recollection that applicant works out of the country. There were no audience members either for or against the application. Planning staff had received one letter from an adjacent property owner and a copy of the letter had been given to the Board in advance of today's meeting.

Mr. Johnston made a motion to approve SSBOA-713 with the conditions that any security lighting be faced downward away from neighboring residences and that a privacy fence be erected between the garage and neighboring residences. The motion died for lack of a second.

Chairman Beesley made a motion to approve SSBOA-713, as presented. Mr. Currington seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, nay; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, aye; Ms. Riley, nay. The motion carried 3-2-0.

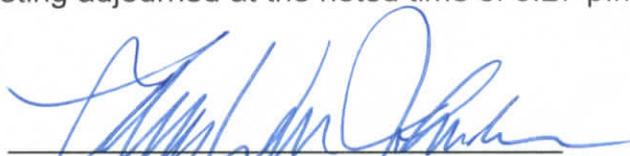
5. Director's Report

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

6. Adjournment

There being no further business, the meeting adjourned at the noted time of 6:27 p.m.

7/18/16
Date



Larry Johnston, Secretary