

# PLANNING COMMISSION

Regular Meeting Minutes

Monday, August 15, 2016

4:00 p.m.

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

**MEMBERS PRESENT:** Joe Shelton, Secretary 1-0  
Jason Mikles 1-0  
Patty Dixon 1-0  
Harold Neal 1-0

**MEMBERS ABSENT:** Paul Shindel, Vice-Chairman 0-1  
Tom Askew 0-1

**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, August 15, 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](http://www.sandspringsok.org) at 11:30 a.m., August 10, 2016 by Cynthia Webster.

## 1. Call to Order

Secretary Shelton called the meeting to order at the noted time of 4:00 p.m.

## 2. Roll Call

Secretary Shelton called for an individual roll call with members replying in the following manner: Ms. Dixon, here; Mr. Mikles, here; Mr. Shelton, here; Mr. Shindel, no response; Mr. Neal, here; Mr. Askew, no response. Mr. Shindel and Mr. Askew were noted as absent.

## 3. Minutes of May 16, 2016

City Planner Brad Bates made a recommendation that the Minutes of the regular meeting of May 16, 2016 be passed until the next regularly scheduled meeting due to the absence of 2 members who were present for that meeting.

The Commission unanimously approved passing the Minutes of the regular meeting of May 16, 2016 until the next regularly scheduled meeting.

**4. Election of Officers**

Secretary Shelton recommended that the Election of Officers be passed until the next regularly scheduled meeting when a full quorum might be present.

The Commission unanimously approved that the Election of Officers be passed until the next regularly scheduled meeting.

**5. SSZ-486**

City Planner Bates presented the staff report. The property in question is approximately 19.828 acres generally located east of the southeast corner of 129<sup>th</sup> W. Ave. and W. 51<sup>st</sup> St. The applicant requests rezoning from RS-3 (Residential Single-Family High Density) to RS-4 (Residential Single-Family Highest Density). RS-4 lots are 50' in width as opposed to RS-3 lots which are 60' in width. None of the lots in the subdivision will be 50' in width; the majority will be between 54' and 60' which is why the rezoning designation is required. The front yard setback in a RS-4 district is 20' as opposed to a 25' setback in a RS-3 district. The rear yard and side yard setbacks are identical in both districts – a 25' rear yard setback and 5' on each side.

Applicant, David Charney, owner of Capital Homes, was present for questions. He stated that other than the increased density there are no other significant changes from when the area was proposed to be developed many years ago. By slightly decreasing the lot width, 9 lots could be added which helps offset the cost of development. There are no changes to the roadway and the distance between the houses is the same as in a RS-3 district. The detention area serves both Stone Villa I and Stone Villa II and the maintenance of the detention area is something that needs to be addressed between the respective Homeowners Associations when the time comes.

Mr. Charney said he understands homeowners are always concerned when a new development is being proposed. The cost per sf of homes in this development is on par with or in excess of home prices in the area. Four of their most popular floor plans, which range from 1,303 sf to 2,308 sf, are offered for this development although other options may be considered.

Secretary Shelton noted that the Public Hearing for this rezoning application was declared open at 4:20 p.m., and called for speakers.

Debbie Wheeler asked what the pitch of the roofs would be. Mr. Charney stated they would be 6/12 pitch.

Ms. Wheeler stated she was also concerned about Homeowners Associations not enforcing the by-laws, not keeping up with the detention areas and wondered what can be done about it. Mr. Charney stated he understands the concern over the current upkeep of the detention area between Stone Villa I and Stone Villa II.

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City Planner Bates stated that the City cannot enforce Homeowners Associations covenants - those are entirely a civil matter - but the City can enforce code enforcement issues. He also stated that the only thing that could be discussed today is the rezoning request.

Kay Woodward stated she was against the rezoning and didn't want to see a neighborhood crammed together. City Planner Bates stated that the streets are required to be a uniform width for safety issues and that the spacing between the houses is the same between a RS-3 and RS-4 district.

Jackie Kennemer stated he was concerned about blasting. Mr. Charney stated they have done soil tests and the contractors believe that all the rock will be able to be dug out. He stated blasting is a highly regulated, very expensive procedure and they don't anticipate having to do any.

There being no additional questions, Secretary Shelton declared the Public Hearing closed at 4:49 p.m.

Mr. Neal made a motion to recommend approval to City Council SSZ-486, as presented. Mr. Mikles seconded the motion.

With no further discussion, Secretary Shelton called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Neal, aye. The motion carried 4-0-0.

**6. SSL-634**

City Planner Bates presented the staff report. The applicant is proposing to split .59 acres at approximately 38<sup>th</sup> and S. 113<sup>th</sup> W. Ave., into 2 lots for commercial use. Both lots will meet the bulk and area requirements for a CG (Commercial General) district. Public Works has reviewed the application and has no concerns.

Applicant Casey Loper was present for questions. Mr. Loper stated he currently has an Edward Jones office on S. Hwy 97, just outside of city limits. He is purchasing this property between Braum's and Coldwell Banker. He will develop one lot for his office and will either sell the other lot or construct an office to rent out.

Mr. Mikles made a motion to approve SSL-634 as presented. Ms. Dixon seconded the motion.

With no further discussion, Secretary Shelton called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Neal, aye. The motion carried 4-0-0.

**7. Preliminary Plat – Teal Ridge**

City Planner Bates presented the staff report. This property is located on 97.55 acres east of S. 89<sup>th</sup> W. Ave., and ¼ mile south of West 41<sup>st</sup> St., and was recently annexed into city limits. The lot sizes are ½ acre due to DEQ requirements for an aerobic septic system. The preliminary plat went to TAC (Technical Advisory Committee) on August 4<sup>th</sup> and City Planner Bates recommended approval subject to TAC requirements and City of Sand Springs Subdivision Regulations.

Janet Clement stated she owns 40 acres next to this subdivision. She is concerned about the entrance to this subdivision being dangerous. She also stated that she has a permanent water line easement that she purchased from a landowner and is concerned about it being in the backyard of homes that will be built.

Alan Betchan, of AAB Engineering, was present for applicant Gibson & Powell Investments, LLC. Mr. Betchan stated the water line easement did not turn up in any of the title work and he will research the issue but there are usually easements located in the back of any lot.

Eva Wood stated she lives just off of S. 81<sup>st</sup> W. Ave., and is concerned about drainage as it already is an issue. City Planner Bates stated the developers will be required to submit drainage reports and that drainage problems are not allowed to be worsened by development. He would hope that some of her drainage problems might actually be alleviated.

David Cornelius stated he also lives off of S. 81<sup>st</sup> W. Ave., and the entrance into this subdivision is actually one lane and the construction vehicles are making it hard to get in and out. City Planner Bates said he understands that contractors have now been told to use the 41<sup>st</sup> St. entrance only.

Mr. Neal made a motion to approve the Preliminary Plat of Teal Ridge. Mr. Mikles seconded the motion.

With no further discussion, Secretary Shelton called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Neal, aye. The motion carried 4-0-0.

**8. SSAC-4**

City Planner Bates presented the staff report. He stated that QuikTrip is proposing to add additional landscaping on the exterior of the property in lieu of the interior landscaping requirement for the store being remodeled at 41<sup>st</sup> St. and Hwy 97.

Alan Betchan, of AAB Engineering, was present for applicant. He stated that virtually all of QT's stores have excess exterior landscaping in place of the interior landscaping as they have found that the interior landscaping gets run over or just doesn't grow well

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under the canopies. They are proposing to add shrubs in addition to the tree requirement and will add extra trees.

Mr. Mikles made a motion to approve SSAC-4, as presented. Mr. Neal seconded the motion.

With no further discussion, Secretary Shelton called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Neal, aye. The motion carried 4-0-0.

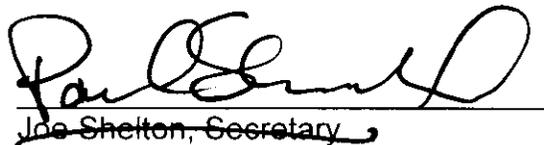
9. Director's Report

City Manager Elizabeth Gray and City Planner Bates advised Commission that a new interactive tool had been implemented called Imagine Sand Springs. This program will allow citizens to view a map of the city and leave remarks of where they believe the city would benefit from different land uses. A user can also view other submissions. The map will be available through the month of August.

10. Adjournment

There being no other items, the meeting was adjourned at the noted time of 5:19 p.m.

8/19/16  
Date of Approval

  
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Joe Shelton, Secretary

Paul Shindel Chairman