

PLANNING COMMISSION

Regular Meeting Minutes

Monday, September 19, 2016

4:00 p.m.

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

MEMBERS PRESENT: Paul Shindel, Vice-Chairman 1-1
Tom Askew 1-1
Jason Mikles 2-0
Patty Dixon 2-0 (Arrived 4:08 pm)
Harold Neal 2-0
Keri Fothergill 1-0

MEMBERS ABSENT: Joe Shelton, Secretary 1-1

STAFF PRESENT: Elizabeth Gray, City Manager
Mike Carter, Police Chief
Brad Bates, City Planner
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in regular session on Monday, September 19, 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 3:10 p.m., September 14, 2016 by Cynthia Webster.

1. Call to Order

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

2. Roll Call

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

3. Minutes of May 16, 2016

Commissioners considered approval of the minutes from the May 16, 2016 meeting. Mr. Askew made a motion that the minutes of May 16, 2016 be approved as presented. Mr. Mikles seconded the motion.

Vice-Chairman Shindel called for a voice vote recorded as follows: All ayes, no nays.

The motion carried.

4. Minutes of August 15, 2016

Commissioners considered approval of the minutes from the August 15, 2016 meeting. Mr. Neal made a motion that the minutes of August 15, 2016 be approved as presented. Mr. Mikles seconded the motion.

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

5. Election of Officers

Election of a Chairman, Vice-Chairman and Secretary are required by the Planning Commission By-laws. Vice-Chairman Shindel called for nominations. Mr. Askew made a motion to nominate Paul Shindel as Chairman. Mr. Neal seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 5-0-0.

Mr. Askew made a motion to nominate Harold Neal for Vice-Chairman. Vice-Chairman Shindel seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 5-0-0.

Mr. Askew made a motion to nominate Jason Mikles as Secretary. Vice-Chairman Shindel seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 5-0-0.

It is noted for the record that Ms. Dixon arrived at 4:08 p.m., immediately after the elections.

6. 2017 Planning Commission Calendar

Commissioners reviewed and discussed the proposed Planning Commission 2017 Meeting Dates.

Mr. Neal made a motion to approve the Planning Commission 2017 meeting dates as presented. Mr. Mikles seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 6-0-0.

7. SSLC-635

City Planner Bates presented the staff report. The applicant, Jimmie Hopkins, is requesting a combination of Lots 10 and 11, Block 1, Brooklyn Heights Amd Replat Brooklyn Hts Resub, commonly known as 3513 S. Walnut Creek Pl. The purpose of the lot combination is to construct a pool and pool house. Public Works has reviewed the application and has no concerns.

Applicant Jimmie Hopkins was present for questions and also presented a conceptual drawing for commissioners' review.

Ms. Dixon made a motion to approve SSLC-635 as presented. Mr. Askew seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 6-0-0.

8. SUP-31

City Planner Bates presented the staff report. The City of Sand Springs has requested a Specific Use Permit to allow a jail facility as part of the proposed Public Safety Complex on property recently acquired by OmniTrax. The City of Sand Springs is proposing to acquire 10 acres of the development tract for the Public Safety Complex. The purpose of this initial meeting is to determine notification guidelines.

Police Chief Mike Carter briefly discussed the location of the proposed facility within the development.

After discussion, Mr. Neal made a motion to notify by mail the property owners within the required 300' radius plus the property owners in the Halls Garden Addition, to place one ad in the Sand Springs Leader and to place one sign south of Morrow Road directly across from the Wal-Mart entrance/exit. Mr. Askew seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 6-0-0.

9. Reinstatement of Preliminary Plat – Stone Villa II

City Planner Bates presented the staff report. The Commission recently considered the request by Capital Homes to rezone Stone Villa II from a RS-3 to RS-4 zoning district.

The applicant would like to reinstate the plat which was approved in 2005. The plat expired one year from the date of approval. Since the development has recently been re-acquired, the applicant would like to reinstate the plat using the layout previously approved including the streets, utilities and detention facility. City Planner Bates advised that another Technical Advisory Committee (TAC) meeting will be held to ensure that no significant changes are required by the utility providers since it has been some time since the plat was approved but he does not anticipate any significant changes.

Ms. Fothergill made a motion to reinstate the plat previously approved for Stone Villa II. Mr. Neal seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 6-0-0.

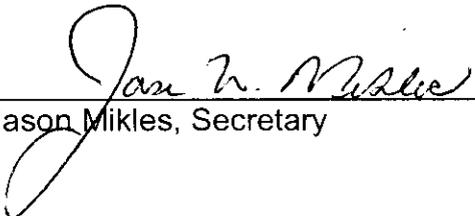
10. Director's Report

City Planner Bates advised commission members that more details on the new OmniTrax facility would be forthcoming as the development progresses.

11. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:54 p.m.

10.17.16
Date of Approval



Jason Mikles, Secretary