

PLANNING COMMISSION

Regular Meeting Minutes

January 9, 2023

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 7-0
Harold Neal, Vice-Chairman 6-1
Jason Mikles, Secretary 6-1
Tom Askew, 4-3
Matt Barnett, 7-0
Erik Stuckey, 4-3
Michael Dickerson, 1-0

MEMBERS ABSENT: None

STAFF PRESENT: Mike Carter, City Manager
Brad Bates, City Planner/Neighborhood Services Director
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in a regular session on Monday, January 9, 2023 in City Council Chambers, 100 E. Broadway, pursuant to the agenda filed with the City Clerk's office, posted on the display board located at Sand Springs City Hall, 100 E. Broadway, Springs, Oklahoma, and posted on the City of Sand Springs website at www.sandspringsok.org at 3:45 p.m., on January 4, 2023, by Cynthia Webster.

1. Call to Order

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

2. Roll Call

Vice-Chairman Neal called for an individual roll call with members replying in the following manner: Mr. Mikles, here; Mr. Stuckey, here; Mr. Dickerson, here; Mr. Shindel, no response; Mr. Neal, here; Mr. Askew, here; Mr. Barnett, here.

Mr. Shindel was noted as absent.

3. Minutes of December 5, 2022

Commissioners considered approving, denying, amending or revising of the minutes from the December 5, 2022 meeting.

Mr. Barnett made a motion that the minutes of December 5, 2022 be approved as presented. Mr. Askew seconded the motion.

With no further discussion, Vice-Chairman Neal called for the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, abstain; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 5-0-1.

4. SUP-15-B

The Planning Commission is being asked to complete the Findings of Fact and Conclusions of Law regarding SUP-15-B, a Specific Use Permit to allow an expansion of use at a RV park located on the northeast corner of S. 209th W. Ave. and Wekiwa Rd.

City Planner Brad Bates presented the staff report and discussed the Public Works comments.

Applicants Troy Norris and Chris Norris were present for questions.

It is noted for the record that Chairman Shindel arrived at 4:08 p.m.

Chairman Shindel opened the public hearing at 4:09 p.m.

Jay Kusel, 1325 S. 219th W. Ave., had questions regarding property values and traffic.

There being no further speakers, Chairman Shindel closed the public hearing at 4:11 p.m. and advised that the Planning Commission would now complete the Findings of Fact and Conclusions of Law.

Mr. Neal made a motion that the project will have a minimal effect on the adjacent property. Mr. Barnett seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 7-0-0.

Mr. Barnett made a motion that the community welfare will not be adversely affected by the project. Mr. Askew seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 7-0-0.

Mr. Neal made a motion that the project will not have an impact on public facilities. Mr.

Askew seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 7-0-0.

Mr. Neal made a motion to accept the safeguards as outlined in the staff report. Mr. Barnett seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 7-0-0.

Mr. Barnett made a motion that all procedural requirements have been met and recommended approval of SUP-15-B to City Council. Mr. Stuckey seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 7-0-0.

5. SSL-718

The Planning Commission is being asked to consider approving, denying, amending or revising of the application of Jamie Matheny, applicant/purchaser, on behalf of Rex and Susan Goad, property owners, to split 5.06 acres located east of approximately the 1500 block of N. McKinley Ave.

City Planner Bates presented the staff report and discussed the Public Works and Fire Marshal's comments. The lot split meets the bulk and area requirements of the Zoning Code for the Agriculture district.

Applicant, Jamie Matheny, was present for questions.

Mr. Mikles made a motion to approve SSL-718 as presented. Mr. Barnett seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 7-0-0.

6. **Director's Report**

City Planner Bates welcomed new Planning Commission member Michael Dickerson.

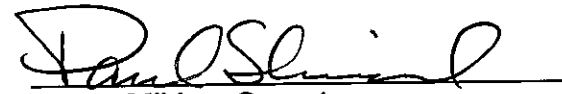
7. **City Manager's Report**

City Manager Mike Carter advised the commission that some future meetings may be dedicated to training. City Manager Carter also advised that there was still time to sign up to speak at the Mayor's State of the City forum.

8. **Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:27 p.m.

2-13-2023
Date of Approval


Jason Mikles, Secretary
Paul Shindel, Chairman