

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
March 8, 2021 – 6:00 p.m.
City Council Chambers
100 E. Broadway
Sand Springs, OK 74063**

MEMBERS PRESENT: Michael Phillips, Chairperson, 7-0
Jerry Riley, Vice-Chairperson, 6-1
Larry Johnston, Secretary, 6-1
Dianne Dinkel, 7-0
Justin Tockey, 4-1

MEMBERS ABSENT: None

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

The Board of Adjustment met in a regular session on March 8, 2021, in Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 12:20 p.m., on March 2, 2021, on the display board located at Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs website www.sandspringsok.org.

1. Call to Order

Chairperson Michael Phillips called the meeting to order at the noted time of 6:00 p.m.

2. Attendance

Chairperson Phillips called for an individual roll call with members replying in the following manner: Mr. Johnston, here; Ms. Dinkel, here; Mr. Phillips, here; Mr. Tockey, here; Mr. Riley, here.

3. Consider Approval of Minutes of BOA Meeting of January 11, 2021

The minutes of the January 11, 2021, regular Board of Adjustment meeting were presented for members' review and/or approval.

Ms. Dinkel made a motion to approve the minutes of January 11, 2021. Mr. Tockey seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Johnston, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Tockey, aye; Mr. Riley, abstain.

The motion carried 4-0-1.

4. SSBOA-790

City Planner Brad Bates presented the staff report. The applicant is seeking a Special Exception to the Sand Springs Zoning Code, Section 2.12.B.9, Yards, Permitted Obstructions in Required Yards, to allow a carport to encroach 20' into the required front yard in a RS-3 district. City Planner Bates noted that there are many carports in the immediate and surrounding area and a carport would not be out of character for the neighborhood. Public Works has reviewed the application and had no comments.

There were no citizens to speak for, or against, the application.

Ms. Dinkel made a motion to approve SSBOA-790 as presented. Mr. Riley seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Johnston, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Tockey, aye; Mr. Riley, aye.

The motion carried 5-0-0.

Chairperson Phillips shared an email from Board Member Justin Tockey directed to City Staff and other Board members, which read:

"Regarding SSBOA-790, I sold that exact house to the applicant in 2019. Sarah and I lived there for five years and nearly applied for this exact exception every year.

I'm not worried about the exception passing since nearly every other resident in that neighborhood already has a carport but I thought it prudent to mention for posterity sake."

The response from Chairman. Phillips is as follows:

"Justin,

Then mention it at the meeting. Discussing it in an email chain is a potential violation of the open meeting act."

5. SSBOA-791

City Planner Bates presented the staff report. A business owner approached city staff at Pogue Airport regarding a potential use involving aircraft and aerospace parts manufacturing and remanufacturing (Use Unit 26). It was discovered that the airport is zoned IL (Industrial Light) which would not allow the requested use by right. City Staff desired to request a blanket Special Exception to allow Use Unit 26 to accommodate this potential user and future similar users. City Planner Bates stated that the potential user

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desired to use the northwest corner of the apron. City Planner Bates also went over the Airport Master Plan.

Chairman Phillips opened the Public Hearing at 6:09 p.m.

The following citizens spoke in opposition to the request:

Jeff Wolf, 1965 N. 138th W. Ave.
Grady Whitaker, 2015 N. 138th W. Ave.

Extended discussion was held by the Board regarding the known and unknown particulars of the request.

City Manager, Mike Carter, said he would enlighten the Board as much as he could subject to the non-disclosure agreement signed with the applicant.

More discussion was held regarding the request. The Board also inquired whether an Executive Session could be held at a later meeting in order to get further information.

City Manager Carter stated he would like to withdraw the application at this time and resubmit when more information can be disclosed or provided.

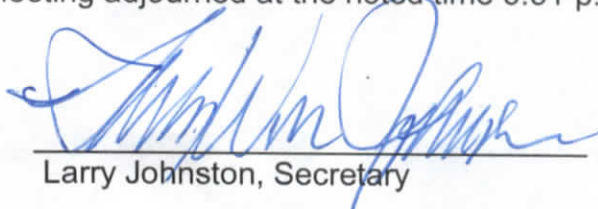
6. Director's Report

City Planner Bates stated that Mike Carter officially started his City Manager duties as of today.

7. Adjournment

There being no further business, the meeting adjourned at the noted time 6:51 p.m.

4/12/2021
Date



Larry Johnston, Secretary