

**City of Sand Springs  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
March 9, 2020 – 6:00 p.m.  
Case Community Center, Rooms A, B, and C**

**MEMBERS PRESENT:** Dianne Dinkel, Chairperson, 7-1  
Merle Parsons, Vice-Chairperson, 7-1  
Michael Phillips, 5-0  
Jerry Riley, 5-0

**MEMBERS ABSENT:** Larry Johnston, Secretary, 6-2

**OTHERS PRESENT:** Brad Bates, City Planner/Asst. Director-Community Dev.  
Cynthia Webster, Recording Secretary

The Board of Adjustment met in a regular session on March 9, 2020, at Case Community Center, 1050 W. Wekiwa Rd., Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 10:40 a.m., on March 4, 2020, on the display window located in the Sand Springs Administration Building, 217 N. McKinley, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs Website [www.sandspringsok.org](http://www.sandspringsok.org).

**1. Call to Order**

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

**2. Attendance**

Chairperson Dinkel called for an individual roll call with members replying in the following manner: Mr. Johnston, no response; Mr. Parsons, here; Ms. Dinkel, here; Mr. Phillips, here; Mr. Riley, here.

Mr. Johnston was noted as absent.

**3. Consider Approval of Minutes of BOA Meeting of February 10, 2020**

The minutes of the February 10, 2020, regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Phillips made a motion to approve the minutes of February 10, 2020. Mr. Riley seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Parsons, aye; Ms. Dinkel, abstain; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 3-0-1.

**4. SSBOA-764**

City Planner/Assistant Community Development Director Brad Bates presented the staff report. The applicant is requesting a Variance to the Sand Springs Zoning Code, Section 7.04, Bulk and Area Requirements in Commercial Districts, to allow a variance of 4.5' to the required 50' frontage. City Planner Bates gave a brief history regarding how the property came to be commercially zoned. City Planner Bates also advised that the Planning Commission, earlier today, allowed a lot split on the property subject to this Board's granting approval of a Variance. The lot split creates two tracts with an existing, non-conforming dwelling on each tract.

Mr. Phillips made a motion to approve SSBOA-764 as presented. Mr. Parsons seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Parsons, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 4-0-0.

**5. SSBOA-765**

City Planner Bates presented the staff report. The applicant owns five contiguous 25' x 130' lots at 3<sup>rd</sup> and Wilson. The applicant went before the Planning Commission in order to split the middle lot evenly so that 12.5' could be added to the southern two lots and the northern two lots. The lots now comply with RS-3 width requirements. The applicant is requesting a Special Exception to allow a duplex dwelling on each lot. Applicant Pat Harsh was present but no formal presentation was given.

Tonya Findley, 325 N. Wilson, wanted to clarify how many duplexes are going to be on each lot. City Planner Bates stated there would be one duplex on each lot, a total of 4 units. Ms. Findley also asked if the Board felt her property values would go up or down. A brief discussion was held.

Potential buyers, Andrew Flores and David Seabolt, of XFS Investments, gave a brief presentation of how their architect is proposing to locate the units on the lots and where the proposed parking areas will be.

Mr. Phillips made a motion to approve SSBOA-765 as presented. Mr. Riley seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Parsons, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 4-0-0.

**6. Director's Report**

City Planner Bates gave a brief update on the City Hall remodel project.

**7. Adjournment**

There being no further business, the meeting adjourned at the noted time 6:14 p.m.

April 13, 2020  
Date

B. Dianne Sinkel do Larry Johnston  
Larry Johnston, Secretary