

PLANNING COMMISSION

Regular Meeting Minutes

Monday, June 14, 2021

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 9-1
Harold Neal, Vice-Chairman 9-1
Jason Mikles, Secretary 7-3
Patty Dixon 10-0
Joe Shelton 7-3
Matt Barnett 9-1

MEMBERS ABSENT: Tom Askew 5-5

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, June 14, 2021 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 2:25 p.m., June 7, 2021, by Cynthia Webster.

1. Call to Order

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

2. Roll Call

Chairman Shindel called for an individual roll call with members replying in the following manner: Ms. Dixon, here; Mr. Mikles, here; Mr. Shelton, here; Mr. Shindel, here; Mr. Neal, here; Mr. Askew, no response; Mr. Barnett, here.

Mr. Askew was noted as absent.

3. Minutes of May 10, 2021

Commissioners considered approving, denying, amending or revising of the minutes from the May 10, 2021 meeting.

Ms. Dixon made a motion that the minutes of May 10, 2021 be approved as presented. Mr. Barnett seconded the motion.

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

June 14, 2021

4. SSZ-505

The Planning Commission is being asked to consider approving, denying, amending, or revising of Ordinance 1373. City Planner Bates presented the staff report. The City of Sand Springs has purchased a 3.07-acre tract from OmniTrax. The tract is just south of the Chick Fil-A location. The request is to rezone the tract from IH (Industrial Heavy) to CG (Commercial General) for commercial development purposes.

Mr. Shelton made a motion to recommend approval of Ordinance 1373 to City Council. Mr. Barnett seconded the motion.

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

5. SSZ-506

The Planning Commission is being asked to consider approving, denying, amending, or revising of Ordinance 1374. City Planner Bates presented the staff report. The City of Sand Springs has purchased a 9.1146-acre tract from OmniTrax. The parcel is south of the railroad tracks on the west side of Hwy 97. The request is to rezone the tract from IH (Industrial Heavy) to CG (Commercial General) for commercial development purposes. A secondary entrance to Case Community Park will be established over the levee. The Corp of Engineers will oversee the road construction project.

Mr. Neal made a motion to recommend approval of Ordinance 1374 to City Council. Mr. Shelton seconded the motion.

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

6. SSL-693

The Planning Commission is being asked to consider approving, denying, amending, or revising of the request of Salvador Titone, on behalf of Adams Road, LLC, to split 546 Plaza Ct., from the remainder of the shops at Adams Road. The subject location is the current site of Taco Bueno. City Planner Bates stated he would recommend that a Mutual Access Easement be established on the west side of the property, although this is not a requirement for approval. There is another access point off of Adams Road.

Mr. Neal made a motion to approve SSL-694 as presented. Mr. Mikles seconded the motion.

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

June 14, 2021

7. SSL-694

The Planning Commission is being asked to consider approving, denying, amending, or revising of the request of Tulsa Engineering and Planning, on behalf of Ray Tucker, to split a 43.2071-acre tract into parcels of 2.0598 acres and 41.1473 acres. The 2.0598-acre tract will be developed for single-family residential purposes. City Planner Bates advised that a Mutual Access Easement will be required on the west side of the 2+ acre tract.

Mr. Neal made a motion to approve SSL-694 as presented. Mr. Barnett seconded the motion.

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

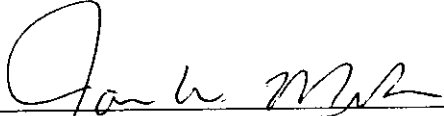
8. Director's Report

City Planner Bates stated that the Planning Commission may be reviewing some Preliminary and Final Plats in the near future.

9. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:20 p.m.

7.12.21
Date of Approval



Jason Mikles, Secretary