

PLANNING COMMISSION
Regular Meeting Minutes
Monday, July 12, 2021
4:00 p.m.
City Council Chambers
100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 1-0
Harold Neal, Vice-Chairman 1-0
Jason Mikles, Secretary 1-0
Patty Dixon 1-0
Joe Shelton 1-0

MEMBERS ABSENT: Tom Askew 0-1
Matt Barnett 0-1

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, July 12, 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 30, 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, no response.

Mr. Askew and Mr. Barnett were noted as absent.

3. Minutes of June 14, 2021

Commissioners considered approving, denying, amending or revising of the minutes from the June 14, 2021 meeting.

Mr. Neal made a motion that the minutes of June 14, 2021 be approved 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. The motion carried 5-0-0.

4. Tucker's Landing-Preliminary Plat

The Planning Commission is being asked to consider approving, denying, amending, or

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revising of the Preliminary Plat of Tucker's Landing. City Planner Bates presented the staff report. The proposed subdivision is 32 lots, 3 blocks, on 16.2275 acres located south of Hwy 51, west of S. 113th W. Ave. City Planner Bates advised that a Technical Advisory Committee meeting was held on June 30, 2021. Public Works and the Fire Marshal reviewed the plat at that time along with Planning Staff and representatives of the applicant.

Tim Terral, of Tulsa Planning and Engineering, went over the plat layout, lot sizes, and access.

Chairman Shindel opened the public hearing at 4:07 p.m.

The following citizens spoke in opposition to the Preliminary Plat:

Shirley Caudle, 105 W. 31st St.
Herbert E. Kelly, IV, 103 W. 31st St.
Jerry Tarbet, 213 W. 31st St.
John McPherson, 215 W. 31st St.
Jason Brown, 12000 W. Hwy 51
Julia Fullbright, 131 W. 31st St.
Shelby Eicher, 11 W. 31st St.
Jim Rigsby, 205 W. 31st St.

Ethan Dodd, general contractor and developer, spoke in detail about the development.

Extended discussion was held among the citizens, Planning Commission, and applicant's representatives.

Mr. Neal made a motion to approve the Preliminary Plat of Tucker's Landing. 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. The motion carried 5-0-0.

5. SSL-695

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 .32 acres adjacent to 546 Plaza Ct., from the remainder of the shops at Adams Road. The .32 acres will be added to .66 acres known as 546 Plaza Ct., currently the site of Taco Bueno.

Ms. Dixon made a motion to approve SSL-695 as presented. Mr. Mikles seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Ms.

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Dixon, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye. The motion carried 5-0-0.

6. SSLC-696

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 combine the .32-acre tract from the lot split previously heard with .66 acres known as 546 Plaza Ct.

Ms. Dixon made a motion to approve SSLC-696 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. The motion carried 5-0-0.

7. Elections

The Planning Commission is being asked to elect a chairperson, vice-chairperson and secretary.

Mr. Neal made a motion to elect Paul Shindel as chairperson. Ms. Dixon 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. The motion carried 5-0-0.

Mr. Shindel made a motion to nominate Harold Neal as vice-chairperson. Ms. Dixon 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. The motion carried 5-0-0.

Mr. Shindel made a motion to elect Jason Mikles as secretary. 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. The motion carried 5-0-0.

8. Director's Report

City Planner Bates stated that the Planning Commission may be reviewing some new development and possible annexations in the near future.

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9. **City Manager's Report**

City Manager Mike Carter advised that some new development is in progress and information would be released as soon as possible.

10. **Adjournment**

There being no other items, the meeting was adjourned at the noted time of 5:15 p.m.

8.9.21
Date of Approval

Jason R. Mikles
Jason Mikles, Secretary