

# PLANNING COMMISSION

## Regular Meeting Minutes

Monday, July 13, 2020

4:00 p.m.

City Council Chambers

100 E. Broadway

Sand Springs, OK 74063

**MEMBERS PRESENT:** Paul Shindel, Chairman 11-1  
Jason Mikles, Secretary 11-1  
Joe Shelton 11-1 (via Teleconference)  
Patty Dixon 10-2  
Tom Askew 11-1  
Matt Barnett 4-0

**MEMBERS ABSENT:** Harold Neal, Vice-Chairman 10-2

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

The Sand Springs Planning Commission met in a regular session on Monday, July 13, 2020 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](http://www.sandspringsok.org) at 11:55 a.m., July 8, 2020, by Cynthia Webster. An Amended Agenda, with teleconferencing options, was posted at 2:35 p.m. on July 9, 2020.

### 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 (via teleconference); Mr. Neal, no response; Mr. Shindel, here; Mr. Askew, here; Mr. Barnett, here.

Mr. Neal was noted as absent.

### 3. Minutes of June 8, 2020

Commissioners considered approval of the minutes from the June 8, 2020 meeting.

Mr. Mikles made a motion that the minutes of June 8, 2020 be approved as presented. 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

### 4. Webco TIF

Chairman Shindel opened the Public Hearing at 4:02 p.m.

Nate Ellis, of the Public Information Law Group, was present along with Mike Howard of Webco. Mr. Ellis explained that the information before the Planning Commission was Amendment No. 1. It was discovered that a legal description of Webco property (Tract D) was omitted from the original package presented to Planning Commission and City Council and this Amendment corrects that omission.

Mr. Ellis stated that the omitted tract increases the land area over 5%, which requires an Amendment to the original proposal.

Chairman Shindel closed the Public Hearing at 4:04 p.m.

Mr. Askew made a motion to approve Resolution PC-21-01, Webco Industries Economic Development Plan. 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**5. SSZ-496**

City Planner Bates presented the staff report. The applicant is proposing to rezone 13.30 acres on the southwest corner of 51<sup>st</sup> St. and Hwy 97 from RM-2/CS to RS-3. The proposed subdivision will be 53 lots on 4 blocks and will be a continuation of the Stone Creek developments.

Nicole Watts, of Wallace Engineering, was present for questions.

Keith Imhoff, 5141 S. Walnut Creek Dr., stated he recently purchased a home in the abutting subdivision, The Villas at Stone Creek Estates. Mr. Imhoff stated he was in support of RS-3 zoning as opposed to multi-family.

Kathryn, last name unknown, stated she lives in the Shannon Valley Mobile Home and wanted to know how this affects her property.

Ms. Watts stated there is only one lot that will back up to the mobile home park. The home will have the required rear yard and a utility easement so there will be some sort of buffer.

Ms. Dixon made a motion to recommend approval of SSZ-496 to City Council. 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**6. Stone Creek Estates IV Preliminary Plat**

City Planner Bates presented the staff report. This item is related to the preceding item. Mr. Bates stated that Wallace Engineering is working with the utility companies and the City's Public Works Department to get all areas of concern addressed before the final plat is presented.

Mr. Mikles made a motion to approve the Preliminary Plat of Stone Creek Estates IV. 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**7. SUP-61**

City Planner Bates presented the staff report. The commission is being asked to set notification requirements for SUP-61, a Specific Use Permit to allow a medical marijuana growing facility at 411 S. Lincoln, #B. City Planner Bates went over the typical notification requirements, which are a sign posted 2 weeks prior to the hearing date; mail notification to property owners within 300' at least 20 days prior to the hearing date; and a legal notification in the newspaper at least 2 weeks prior to the hearing date.

Mr. Shelton made a motion to approve the notification requirements as outlined by staff. 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**8. SSLC-677**

City Planner Bates presented the staff report. The applicants are proposing to combine Lots 9 and 10, Block 9, Martin Hills Addition. The applicants desire to construct a home addition that will encroach over the common lot line. The lots will need to be combined before the construction can proceed.

Mr. Mikles made a motion to approve SSLC-677 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**9. Sand Springs Urgent Care Final Plat**

City Planner Bates presented the staff report. The Planning Commission is being asked to make a recommendation to City Council regarding the final plat of Sand Springs Urgent Care, a one lot, one block subdivision on the corner of 41<sup>st</sup> St. and Hwy 97. City Planner Bates advised that the applicant will need to complete all requirements outlined by the Public Works Department and obtain any Release Letters not yet received prior to the City Council meeting on July 27<sup>th</sup>.

Mr. Shelton made a motion to approve the final plat of Sand Springs Urgent Care. Mr. Askew 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**10. Elections**

Commissioners were asked to elect a chairperson, vice-chairperson and secretary.

Ms. Dixon made a motion to elect Paul Shindel as chairperson. Mr. Askew 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

Mr. Shindel made a motion to elect 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

Mr. Shindel made a motion to elect Jason Mikles as secretary. 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.


**11. Director's Report**

City Planner Bates advised that the City has purchased 52 acres on the north side of 51<sup>st</sup> St. and Hwy 97 and would like to see the area developed as single-family residences. The City is working with contractors to solicit interest.

**12. Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:39 p.m.

8-18-2020  
Date of Approval

  
~~Jason Mikles, Secretary~~  
Paul Shindel Chairman