

**City of Sand Springs  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
August 9, 2021 – 6:00 p.m.  
City Council Chambers  
100 E. Broadway  
Sand Springs, OK 74063**

**MEMBERS PRESENT:** Michael Phillips, Chairperson, 2-0  
Dianne Dinkel, 1-1  
Justin Tockey, 2-0

**MEMBERS ABSENT:** Jerry Riley, Vice-Chairperson, 2-0

**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 August 9, 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 12:40 p.m., on August 3, 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](http://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: Ms. Dinkel, here; Mr. Phillips, here; Mr. Tockey, here; Mr. Riley, no response.

Mr. Riley was noted as absent.

**3. Consider Approval of Minutes of BOA Meeting of July 12, 2021**

The Board is being asked to consider approving, denying, amending or revising of the Minutes of the regular meeting of July 12, 2021.

Ms. Dinkel made a motion to approve the minutes of July 12, 2021. Mr. Tockey seconded the motion.

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

The motion carried 3-0-0.

4. **SSBOA-797**

The Board is being asked to consider approving, denying, amending or revising of the request of John and Michelle Geddie regarding a Special Exception to the Sand Springs Zoning Code, Sections 5.03.B.1.d and 5.03.B.1.g, to allow a 1200 sf all-metal detached accessory building at 1202 N. 81<sup>st</sup> W. Ave.

City Planner Bates presented the staff report. The subject property is a heavily wooded, 2.5 acre tract. The property is surrounded by other large lots and City Planner Bates stated that in this situation, staff does not have a problem with the size of the building or the use of all-metal materials. Applicants will have to work around the flood plain located in the rear yard.

Applicant Michelle Geddie spoke and stated that they would like to build the accessory structure to house their boat and other personal property.

Ms. Dinkel made a motion to approve SSBOA-797 as presented. Chairperson Phillips seconded the motion.

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

The motion carried 3-0-0.

5. **Director's Report**

City Planner Bates stated that the City is currently working on a new ordinance regarding the placement of medical marijuana businesses. Medical Marijuana businesses go before the Planning Commission with Specific Use Permit Applications. If Planning Staff determined that two similar businesses would be located too close to one another, an applicant could request a Variance from the Board of Adjustment in order to place their business in close proximity to another similar business.

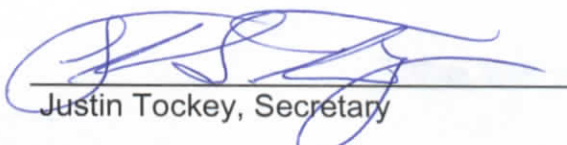
6. **City Manager's Report**

City Manager Mike Carter went over more details regarding the proposed medical marijuana ordinance.

7. **Adjournment**

There being no further business, the meeting adjourned at the noted time 6:26 p.m.

9/13/21  
Date

  
Justin Tockey, Secretary