

PLANNING COMMISSION
Regular Meeting Minutes
Monday, August 10, 2020
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
Joe Shelton 1-0
Patty Dixon 1-0
Tom Askew 1-0
Matt Barnett 1-0

MEMBERS ABSENT: Jason Mikles, Secretary 0-1

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, August 10, 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 at 3:00 p.m., August 5, 2020, 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, no response; Mr. Shelton, here; Mr. Shindel, here, Mr. Neal, here; Mr. Askew, here; Mr. Barnett, here.

Mr. Mikles was noted as absent.

3. Minutes of July 13, 2020

Commissioners considered approval of the minutes from the July 13, 2020 meeting.

Mr. Shelton made a motion that the minutes of July 13, 2020 be approved as presented. Ms. Dixon seconded the motion.

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

4. SUP-61

City Planner Bates presented the staff report. The Planning Commission is being asked to conduct a public hearing and complete the Findings of Fact and Conclusions of Law for a Specific Use Permit to allow a medical marijuana growing facility at 411 S. Lincoln, Ste. B.

Chairman Shindel opened the public hearing at 4:02 p.m.

Applicant, Jacky Lear, was not present but a representative was in attendance and had nothing further to add to the staff report.

There were no audience members to speak for or against the application and the public hearing was closed at 4:05 p.m.

Chairman Shindel stated that the Planning Commission would now complete the Findings of Fact and Conclusions of Law.

Mr. Shelton made a motion that the project will have a minimal effect on the adjacent property. Mr. Neal seconded the motion.

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

Mr. Neal made a motion that the community welfare will not be adversely affected by the project. Mr. Askew seconded the motion.

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

Mr. Shelton made a motion that the project will not have an impact on public facilities. Ms. Dixon seconded the motion.

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

Ms. Dixon made a motion to approve the safeguards as outlined in the staff report. Mr. Neal seconded the motion.

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

Mr. Shelton made a motion that all procedural requirements have been met and recommended approval of SUP-61 to City Council. Mr. Neal seconded the motion.

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

5. SSZ-497

City Planner Bates presented the staff report. The applicant is requesting a rezoning of property located at 215 N. Roosevelt from OM (Office Medium) to RS-3 (Residential Single-Family High Density). The property was rezoned to OM many years ago but has always been used in a residential capacity. The property is now being sold and the buyer's lender is requiring that the property be rezoned to a residential use.

Mr. Neal made a motion to recommend to City Council the approval to rezone from OM to RS-3. Ms. Dixon seconded the motion.

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

6. SSLC-678

City Planner Bates presented the staff report. The applicant is requesting a combination of E75 of EA Lots 18, 19 & 20, Block 35, Sand Springs Original Town with Lot 17, Block 35, Sand Springs Original Town. The applicant has recently purchased Lot 17 and desires to use this lot as an accessory use to the business located at 125 E. 2nd St. The lots need to be combined in order for this to occur.

Mr. Shelton made a motion to approve SSLC-678 as presented. Mr. Neal seconded the motion.

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

7. SSL-679

City Planner Bates presented the staff report. The applicant is requesting a split of 5.65 acres, known as Part of Lot 1, Block 1, Harris Center, into three tracts being 1.70 acres, 1.55 acres and 2.40 acres. The applicant desires to sell the tracts for individual development purposes. City Planner Bates stated that any future owners would need to meet the parking requirements based on the business use or request relief from the Board of Adjustment.

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Andy Osburn, of Coldwell Banker Real Estate, was present for questions.

Ms. Dixon made a motion to approve SSL-679 as presented. Mr. Neal seconded the motion.

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

8. Director's Report

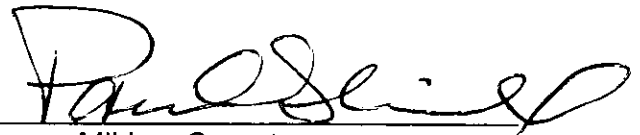
City Planner Bates stated that management is continuing to monitor State and CDC guidelines regarding social distancing to determine if meetings can continue to be held or will be held via teleconference.

9. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:25 p.m.

9-14-2020

Date of Approval



~~Jason Mikles, Secretary~~

Paul Shindel, Chairman