

PLANNING COMMISSION
Regular Meeting Minutes
August 14, 2023
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
Erik Stuckey, 1-0
Tom Askew, 1-0
Michael Dickerson, 1-0
Matt Barnett, 1-0

MEMBERS ABSENT: None

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, August 14, 2023 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 11:10 a.m., on August 7, 2023, by Cynthia Webster.

1. Call to Order

Chairman Paul 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: Mr. Mikles, here; Mr. Stuckey, here; Mr. Dickerson, here; Mr. Shindel, here; Mr. Neal, here; Mr. Askew, here; Mr. Barnett, here.

3. Minutes of July 10, 2023

Commissioners considered approving, denying, amending or revising of the minutes from the July 10, 2023 meeting.

Mr. Neal made a motion that the minutes of July 10, 2023 be approved as presented. Mr. Askew seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, aye;

Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 7-0-0.

4. SSLC-725

Chairman Shindel advised that this application has been withdrawn.

5. SSCPA-006

Chairman Shindel advised that this application has been withdrawn.

6. SSZ-515

Chairman Shindel advised that this application has been withdrawn.

7. SUP-64-A

The Commission is being asked to conduct the Public Hearing for SUP-64-A, a Specific Use Permit request to allow an expansion of a medical marijuana growing facility at 1112 E. Charles Page Blvd.

City Planner Brad Bates presented the staff report. The applicant is wishing to expand his grow operation by enclosing a porch, adding 975 sf.

Chairman Shindel opened the Public Hearing at 4:05 p.m. There were no audience members to speak regarding the application. Chairman Shindel closed the Public Hearing at 4:05 p.m.

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

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

With no further discussion, Chairman Shindel called the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, nay; Mr. Neal, aye; Mr. Askew, nay; Mr. Barnett, aye.

The motion carried 5-2-0.

Mr. Barnett made a motion that the community welfare will be affected by the project. Mr. Neal seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Barnett, aye; Mr. Askew, nay; Mr. Neal, aye, Chairman Shindel, nay; Mr. Dickerson, nay;

Mr. Stuckey, aye; Mr. Mikles, nay.

The motion did not carry at 3-4-0.

Mr. Dickerson made a motion that the development will not have an adverse effect on public facilities. Mr. Barnett seconded the motion.

With no further discussion, Chairman Shindel called the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye.

The motion carried 7-0-0.

Mr. Dickerson made a motion to accept 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: Mr. Barnett, aye; Mr. Askew, aye; Mr. Neal, aye, Chairman Shindel, aye; Mr. Dickerson, aye; Mr. Stuckey, aye; Mr. Mikles, aye.

The motion carried 7-0-0.

Mr. Askew made a motion that all procedural requirements have been met and to recommend approval to City Council of SUP-64-A. Mr. Mikles seconded the motion.

With no further discussion, Chairman Shindel called the vote recorded as follows: Mr. Mikles, aye; Mr. Stuckey, aye; Mr. Dickerson, aye; Chairman Shindel, aye; Mr. Neal, nay; Mr. Askew, aye; Mr. Barnett, nay.

The motion carried 5-2-0.

8. SSL-727

The Planning Commission is being asked to consider approving, denying, amending or revising of the application of Tobi Cahill, on behalf of Cahill Property Developments, LLC, to split Lot 8, Block 10, Sand Springs Original Town, to become tracts known as the West 50' of Lot 8, Block 10, Sand Springs Original Town, and the East 90' of Lot 8, Block 10, Sand Springs Original Town. The properties are known as 211 W. 5th St., and 500 N. Roosevelt, respectively.

City Planner Bates presented the staff report and advised that the applicant has two Variance requests before the Board of Adjustment which will be heard following the Planning Commission meeting.

Mr. Neal made a motion to approve SSL-727, pending approval of the Variances from the Sand Springs Board of Adjustment. Mr. Dickerson seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Barnett, aye; Mr. Askew, aye; Mr. Neal, aye, Chairman Shindel, aye; Mr. Dickerson, aye; Mr. Stuckey, aye; Mr. Mikles, aye.

The motion carried 7-0-0.

9. Director's Report

City Planner Bates gave an update on the downtown sidewalk project.

10. City Manager's Report

City Manager Mike Carter gave a brief update on the storm debris removal process.

11. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:32 p.m.



Date of Approval

9/11/23

Jason Mikles, Secretary