

**PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**Monday, September 13, 2021**  
**4:00 p.m.**  
**City Council Chambers**  
**100 E. Broadway, Sand Springs, OK**

**MEMBERS PRESENT:** Jason Mikles, Secretary 3-0  
Joe Shelton 3-0  
Tom Askew 2-1  
Matt Barnett 2-1

**MEMBERS ABSENT:** Paul Shindel, Chairman 2-1  
Harold Neal, Vice-Chairman 2-1  
Patty Dixon 1-2

**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, September 13, 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](http://www.sandspringsok.org) at 3:00 p.m., September 3, 2021, by Cynthia Webster.

**1. Call to Order**

Secretary Jason Mikles called the meeting to order at the noted time of 4:00 p.m.

**2. Roll Call**

Secretary Mikles called for an individual roll call with members replying in the following manner: Ms. Dixon, no response; Mr. Mikles, here, Mr. Shelton, here; Mr. Shindel, no response; Mr. Neal, no response; Mr. Askew, here; Mr. Barnett, here.

Ms. Dixon, Chairman Shindel and Vice-Chairman Neal were noted as absent.

**3. Minutes of August 9, 2021**

Commissioners considered approving, denying, amending or revising of the minutes from the August 9, 2021 meeting.

Mr. Shelton made a motion that the minutes of August 9, 2021 be approved as presented. Mr. Barnett seconded the motion.

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

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4. **SUP-69**

The Planning Commission is being asked to conduct the public hearing and complete the Findings of Fact and Conclusions of Law for SUP-69 to allow Commercial Recreation Intensive-Overnight Recreational Vehicle Parking (Use Unit 20) for property located at 21201 W. 8<sup>th</sup> St. City Planner Bates gave the staff report.

Applicant Rick Block was present for questions. A citizen asked if tents would be permitted. Applicant stated tents would not be permitted and he was limiting the age of the recreational vehicles to no more than ten years.

Secretary Mikles stated the Commission would now proceed to the Findings of Fact and Conclusions of Law.

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

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

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

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

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

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

Mr. Askew made a motion to approve the safeguards as outlined in the staff report. Mr. Barnett seconded the motion.

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

Mr. Askew made a motion that all procedural requirements have been met and

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recommended approval of SUP-69 to City Council. Mr. Barnett seconded the motion.

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

**5. F. William Weber Leadership Campus-Preliminary Plat**

The Planning Commission is being asked to consider approving, denying, amending, or revising of the request of Meshek and Associates, on behalf of Webco, regarding the preliminary plat of the F. William Weber Leadership Campus.

City Planner Bates presented the staff report. Webco desires to build a corporate headquarters and training facility on 72 acres which was once owned by the Rader Center. The preliminary plat was sent to utility providers and to the Public Works department. Comments have been received from Public Works. The applicant will have to address all comments from utility providers and Public Works before the final plat can be submitted.

Mr. Shelton made a motion to approve the preliminary plat of the F. William Weber Leadership Campus. Mr. Barnett seconded the motion.

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

**6. Zoning Code Amendment Chapter 13**

The Planning Commission is being asked to consider approving, denying, amending, or revising of the request of the City of Sand Springs to amend the Sand Springs Zoning Code at Chapter 13, Use Units, Section 2, Area-Wide Special Exception Uses, Section 13, Convenience Goods and Services, and Section 25, Light Manufacturing and Industry. The amendment will set spacing requirements at 1000' from dispensary to dispensary, processing facility to processing facility and growing facility to growing facility. The amendment will also set spacing requirements at 1000' from any type of medical marijuana business to a school.

Mr. Shelton made a motion to recommend approval of the Zoning Code amendment to City Council. Mr. Barnett seconded the motion.

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

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7. **SSL-698**

The Planning Commission is being asked to consider approving, denying, amending, or revising of the request of the City of Sand Springs, on behalf of Ascension St. John, to split .08 acres from the St. John property to be deeded to the City of Sand Springs. City Planner Bates stated that the city had sold some property to St. John and requested that St. John convey a sliver of .08 acres to the City in order to square up another tract of land owned by the City. The next agenda item addresses the lot combination.

Mr. Barnett made a motion to approve SSL-698. Mr. Askew seconded the motion.

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

8. **SSLC-699**

The Planning Commission is being asked to consider approving, denying, amending, or revising of the request of the City of Sand Springs to combine .08 acres with an unplatted 13.37 acres located south of Morrow Road, west of Hwy 97. City Planner Bates stated that this is the lot combination to the preceding agenda item.

Mr. Barnett made a motion to approve SSLC-699. Mr. Askew seconded the motion.

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

9. **SUP-70**

The Planning Commission is being asked to set notification requirements for SUP-70 to allow medical marijuana growing at 1126 E. Charles Page Blvd. City Planner Bates went over the typical notification requirements.

Mr. Shelton made a motion to post a sign on the property two weeks before the hearing date, publish a newspaper ad two weeks before the hearing date, and mail notification letters to any property owner within 300' of the subject property 20 days before the hearing date. Mr. Barnett seconded the motion.

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

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**10. SUP-71**

The Planning Commission is being asked to set notification requirements for SUP-71 to allow medical marijuana growing at 950 E. Pecan St. City Planner Bates went over the typical notification requirements.

Mr. Barnett made a motion to post a sign on the property two weeks before the hearing date, publish a newspaper ad two weeks before the hearing date, and mail notification letters to any property owner within 300' of the subject property 20 days before the hearing date. Mr. Askew seconded the motion.

With no further discussion, Secretary Mikles called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Askew, aye; Mr. Barnett aye.

The motion carried 4-0-0.

**11. Director's Report**

City Planner Bates thanked the commission for their service. City Planner Bates stated that the city has closed on the sale of the lot next to Aldi's and an announcement would be forthcoming.

**12. City Manager's Report**

No City Manager's report was given.

**13. Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:30 p.m.

10/11/2021  
Date of Approval

Jason Mikles  
Jason Mikles, Secretary  
Paul Shindel, Chairman