

PLANNING COMMISSION
Regular Meeting Minutes
Monday, September 14, 2020
4:00 p.m.
City Council Chambers
100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 2-0
Harold Neal, Vice-Chairman 2-0
Jason Mikles, Secretary 1-1(via teleconference)
Joe Shelton 2-0 (via teleconference)
Patty Dixon 2-0
Tom Askew 2-0 (via teleconference)
Matt Barnett 2-0

MEMBERS ABSENT: None

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 14, 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.sandsspringsok.org at 11:45 a.m., September 9, 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, here, via teleconference; Mr. Shelton, here, via teleconference; Mr. Shindel, here, Mr. Neal, here; Mr. Askew, here, via teleconference; Mr. Barnett, here.

3. Minutes of August 10, 2020

Commissioners considered approval of the minutes from the August 10, 2020 meeting.

Ms. Dixon made a motion that the minutes of August 10, 2020 be approved as presented. Mr. Neal 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. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye. The motion carried 7-0-0.

4. SSZ-498

City Planner Bates presented the staff report. The applicant is requesting a rezoning of property located at 20 W. 41st St. from CS (Commercial Shopping) to CG (Commercial General). City Planner Bates presented a brief history of the property and explained that applicant desires a CG designation in order to request a Special Exception from the Board of Adjustment to allow Use Unit 25, Light Industry and Manufacturing, for vehicle painting. Commission members were briefed on what the Board of Adjustment would consider at their meeting at 6:00 p.m.

Chairman Shindel then called on speakers according to the sign-up sheet.

Glen Perryman, 14 W. 41st St., stated he owns the property just to the east of the subject property and has no problem with the application.

Mark Sullivan, 22 W. 41st St., stated that his family was the original owners of Sullivan's Body Shop. Mr. Sullivan was concerned with paint fumes, parking and screening. Mr. Sullivan also presented pictures to the commission for their review.

Applicant Derrick Grigsby was present and explained the history of his ownership of the property.

It is noted for the record that Mr. Askew's teleconference connection disconnected at 4:23 p.m.

Mr. Neal made a motion to recommend to City Council the approval to rezone from CS to CG. 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. Neal, aye; Mr. Barnett, aye. The motion carried 6-0-0.

5. SSL-680

City Planner Bates presented the staff report. The applicant is requesting a split of 27.95 acres into three tracts of 22.16 acres, 2.25 acres and 3.54 acres. The two smaller tracts will be sold for individual development purposes. Applicant's home is on the 22.16 acre tract known as 210 N. Hillside Dr.

There were no audience members to speak for, or against, the application.

Mr. Neal made a motion to approve SSL-680 as presented. 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. Neal, aye; Mr. Barnett,

aye. The motion carried 6-0-0.

6. SUP-62

City Planner Bates presented the staff report. The commission is being asked to set notification guidelines for a Specific Use Permit to allow a medical marijuana dispensary at 1138 E. Charles Page Blvd. City Planner Bates went over the typical notification requirements.

Ms. Dixon made a motion for a sign to be posted two weeks prior to the hearing date, a mail notification to property owners within a 300' radius at least twenty days prior to the hearing date, a published legal notice at least two weeks prior to the hearing date, and a public hearing date on October 12, 2020. Mr. Neal 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. Neal, aye; Mr. Barnett, aye. The motion carried 6-0-0.

7. Meeting Dates

Commission was asked to consider the suggested meeting dates for calendar year 2021. A correction was made to the February meeting, moving the date from the 15th to the 8th.

Ms. Dixon made a motion to approve the corrected meeting dates for calendar year 2021. Mr. Neal 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. Neal, aye; Mr. Barnett, aye. The motion carried 6-0-0.

8. Director's Report

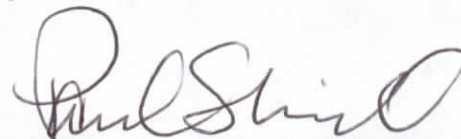
City Planner Bates stated that the commission might be asked to consider a zoning code amendment regulating the number of accessory buildings allowed on a property. Staff is researching and considering possible regulation.

9. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:38 p.m.

10-12-20

Date of Approval



Jason Mikles, Secretary

Paul Shindel, Chairman