

**City of Sand Springs  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
October 12, 2020 – 6:00 p.m.  
City Council Chambers  
100 E. Broadway  
Sand Springs, OK 74063**

**MEMBERS PRESENT:** Michael Phillips, Chairperson, 3-0  
Jerry Riley, 3-0  
Dianne Dinkel, 3-0  
Justin Tockey, 1-0

**MEMBERS ABSENT:** Larry Johnston, Secretary, 2-1

**OTHERS PRESENT:** Brad Bates, City Planner/Neighborhood Services Director  
Cynthia Webster, Recording Secretary

The Board of Adjustment met in a regular session on October 12, 2020, 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 2:25 p.m., on October 6, 2020, 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: Mr. Johnston, no response; Ms. Dinkel, here; Mr. Phillips, here; Mr. Tockey, here; Mr. Riley, here.

Mr. Johnston was noted as absent.

Chairperson Phillips made a note for the record that new Board member Justin Tockey had been sworn in prior to the meeting.

**3. Consider Approval of Minutes of BOA Meeting of September 14, 2020**

The minutes of the September 14, 2020, regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Riley made a motion to approve the minutes of September 14, 2020. Ms. Dinkel seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Tockey, abstain; Mr. Riley, aye. The motion carried 3-0-1.

**4. SSBOA-780**

City Planner Brad Bates presented the staff report. The applicant is seeking a Special Exception to the Sand Springs Zoning Code, Section 2.12.B.9 to allow a carport to be placed over the existing, two-car driveway in a RS-3 (Residential Single Family High Density) district. City Planner Bates advised that the subject property had a similar request in the late 1990's. At that time, several property owners came to object to the installation of a carport stating that carports were against the covenants of Prattwood Estates.

Applicant Jerry Wilson was present. Mr. Wilson stated that he and his family were new owners of the subject property. Mr. Wilson stated that his mother-in-law resides with him and his wife and she uses a wheelchair. Mr. Wilson stated that a carport would protect his mother-in-law from the elements of the weather.

Susan Bowman, 301 W. 32<sup>nd</sup> St., states that she is against the application. Ms. Bowman stated that there are no other carports in Prattwood Estates and she is concerned with property values. Ms. Bowman stated that the garage of the subject property had been converted to a living space and it could be converted back to a garage.

Kathryn Gray, 304 W. 32<sup>nd</sup> St., stated she is also against the application.

Ronny Cannon, 306 W. 32<sup>nd</sup> St., stated he was against the application.

Mr. Riley noted that approximately 13 homeowners had signed a Petition opposing the application.

Discussion was also held regarding setbacks and precedent.

Chairperson Phillips made a motion to approve SSBOA-780 as presented. There was no second to the motion.

Chairperson Phillips stated that the motion died for lack of a second and therefore the application is denied.

**5. SSBOA-781**

City Planner Bates presented the staff report. The applicant is seeking a Special Exception to the Sand Springs Zoning Code, Section 2.12.B.9, to allow a carport to encroach into the required front yard in a RS-3 (Residential Single Family High Density) district. Public Works has reviewed the application and has no issues.

Contractor Craig Adams was present for questions. There were no audience members to speak for, or against, the application.

Ms. Dinkel made a motion to approve SSBOA-781 as presented. 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; Mr. Riley, aye. The motion carried 4-0-0.

**6. SSBOA-782**

Chairperson Phillips advised that SSBOA-782 had been withdrawn.

**7. SSBOA-783**

City Planner Bates presented the staff report. The applicant is seeking a Special Exception to the Sand Springs Zoning Code, Section 2.12.B.9 to allow a carport in the required front yard in a RS-3 (Residential Single Family High Density) district. Public Works has reviewed the application and has no issues.

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

Applicant, Rex Crossley, was present for questions.

Mr. Riley made a motion to approve SSBOA-783 as presented. Ms. Dinkel 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; Mr. Riley, aye. The motion carried 4-0-0.

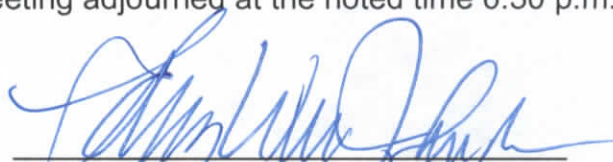
**8. Director's Report**

City Planner Bates thanked the Board for their service. Chairperson Phillips stated that a waterline construction project on the north side of Broadway would commence at the end of October and continue until mid-January. Parking may be affected at the November, December and possibly January meetings.

**9. Adjournment**

There being no further business, the meeting adjourned at the noted time 6:30 p.m.

11/9/2020  
Date

  
Larry Johnston, Secretary