

# PLANNING COMMISSION

Regular Meeting Minutes

Monday, October 12, 2020

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

**MEMBERS PRESENT:** Paul Shindel, Chairman 3-0  
Jason Mikles, Secretary 2-1(via teleconference)  
Joe Shelton 3-0 (via teleconference)  
Patty Dixon 3-0  
Tom Askew 3-0  
Matt Barnett 3-0

**MEMBERS ABSENT:** Harold Neal, Vice-Chairman 2-1

**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, October 12, 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](http://www.sandspringsok.org) at 11:45 a.m., October 7, 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, no response; Mr. Askew, no response; Mr. Barnett, here.

Mr. Neal and Mr. Askew were noted as absent.

## 3. Minutes of September 14, 2020

Commissioners considered approval of the minutes from the September 14, 2020 meeting.

Mr. Barnett made a motion that the minutes of September 14, 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. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Barnett, aye. The motion carried 5-0-0.

It is noted for the record that Mr. Askew arrived at 4:01 p.m.

**4. SUP-62**

City Planner Bates presented the staff report. The commission is being asked to complete the Findings of Fact and Conclusions of Law for a Specific Use Permit to allow a medical marijuana dispensary at 1138 E. Charles Page Blvd.

Chairman Shindel opened the public hearing at 4:03 p.m.

There were no citizens to speak for or against the matter. Applicant Samuel Newport was present for questions.

Chairman Shindel closed the public hearing at 4:05 p.m., and stated the Commission would now proceed to the Findings of Fact and Conclusions of Law.

Ms. Dixon made a motion that the project will have a minimal effect on the adjacent property. Mr. Askew 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

Mr. Shelton 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. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

Ms. Dixon made a motion that the project will not have an impact on public facilities. Mr. Askew 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

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

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

Mr. Askew made a motion that all procedural requirements have been met and recommended approval of SUP-62 to City Council. Mr. Barnett 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**5. SSZ-499**

City Planner Bates presented the staff report. The Commission is being asked to make a recommendation to City Council regarding the rezoning of 214 N. Wilson from RS-3 (Residential Single Family High Density) to CS (Commercial Shopping). City Planner Bates advised that Lot 6, Block 57, West Side Second Addition is zoned RS-3 while the adjoining lots to the south, under the same ownership, are already zoned CS. The applicant has a lot combination request, which will be heard immediately after this matter. The applicant has plans for a commercial use on the property. The Comprehensive Plan calls for this area to be developed in a commercial manner.

Mr. Shelton made a motion to recommend to City Council that SSZ-499, as presented, be approved. 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**6. SSLC-681**

City Planner Bates advised that this request is related to the preceding request. The applicant would like to combine Lot 6, Block 57, West Side Second Addition with Lots 7, 8, and 9, West Side Second Addition.

Mr. Shelton made a motion to approve SSLC-681 as presented. Mr. Barnett 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**7. SSL-682**

City Planner Bates presented the staff report. The applicant, Alan Ringle, would like to split Lot 8, Block 1, The Ridge, into two halves that will be combined to adjoining Lots 7 and 9.

Applicant was present for questions.

Ms. Dixon made a motion to approve SSL-682 as presented. Mr. Barnett 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**8. SSLC-683**

City Planner Bates advised that this request is related to the preceding request. Applicant would like to combine the NE/2 of Lot 8 with Lot 7, Block 1, The Ridge. The parcel will be known as 55 E. Ridge View Dr.

Mr. Shelton made a motion to approve SSLC-683 as presented. Mr. Barnett 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**9. SSLC-684**

City Planner Bates advised that this request is related to the 2 preceding requests. Applicant would like to combine the SW/2 of Lot 8 with Lot 9, Block 1, The Ridge. The parcel will be known as 47 E. Ridge View Dr.

Ms. Dixon made a motion to approve SSLC-684 as presented. Mr. Askew 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

**10. SUP-63**

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 cloning facility at 411 S. Lincoln, #C. 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 November 9, 2020. Mr. Askew 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. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

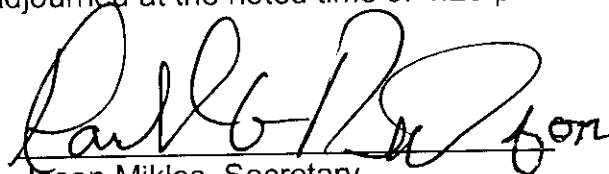
11. **Director's Report**

City Planner Bates thanked the Commission for their service and stated that management will continue to monitor the need for teleconferencing options.

12. **Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:26 p.m.

11-9-20  
Date of Approval

  
Jason Mikles, Secretary