

**PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**Monday, February 10, 2020**  
**4:00 p.m.**  
**Case Community Center**  
**1050 W. Wekiwa Rd., Rooms A, B, and C**

**MEMBERS PRESENT:** Paul Shindel, Chairman 6-1  
Harold Neal, Vice-Chairman 6-1  
Jason Mikles, Secretary 6-1  
Joe Shelton 7-0  
Tom Askew 7-0

**MEMBERS ABSENT:** Patty Dixon 5-2

**STAFF PRESENT:** Brad Bates, City Planner/Asst. Director-Community Dev.  
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in a regular session on Monday, February 10, 2020 at the Case Community Center, 1050 W. Wekiwa Rd., Rooms A, B, and C, pursuant to the agenda filed with the City Clerk's office, posted on the display window located in the first floor lobby of the Sand Springs Administration Building, 217 N. McKinley, Sand Springs, Oklahoma, and posted on the City of Sand Springs website at [www.sandspringsok.org](http://www.sandspringsok.org) at 9:40 a.m., February 6, 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, no response; Mr. Mikles, here; Mr. Shelton, here; Mr. Shindel, here; Mr. Neal, here; Mr. Askew, no response.

Ms. Dixon and Mr. Askew were noted as absent.

**3. Minutes of January 13, 2020**

Commissioners considered approval of the minutes from the January 13, 2020 meeting.

Mr. Neal made a motion that the minutes of January 13, 2020 be approved as presented. Mr. Mikles seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye. The motion carried 4-0-0.

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

Chairman Shindel stated that items 7 and 8 on the agenda would be heard first as the attorney for the applicant has another commitment.

**7. SSL-669**

City Planner Brad Bates presented the staff report. The applicant is requesting a lot split on the southeast corner of 41<sup>st</sup> St. and Hwy 97. Two tracts will be created. Tract 2 will remain ODOT right-of-way and Tract 1 will be sold for commercial development purposes.

Attorney Stephen Schuller was present for applicant and explained his applicant's plans for the property. At this time, applicant is planning on keeping the driveways as they exist with one being on the south edge of the property on Hwy 97 and one on the east end of the property on 41<sup>st</sup> St.

Mr. Neal made a motion to approve SSL-669 as presented. Mr. Shelton seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

**8. SSZ-495**

City Planner Bates presented the staff report. This matter is related to the lot split just heard. The applicant is proposing to rezone Tract 1 to CS (Commercial Shopping) for commercial development purposes. Tract 2 will remain AG (Agriculture). City Planner Bates stated that CS zoning is in line with the Comprehensive Plan.

Larry Hocutt, 4116 S. Rustic Rd., was concerned about drainage and traffic.

Attorney Schuller stated the applicant will go through the development process which will address any concerns. City Planner Bates stated that applicants cannot worsen a drainage situation but can either make it better or leave it as is.

Mr. Neal made a motion to recommend approval of SSZ-495 to City Council. Mr. Mikles seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

Chairman Shindel stated the Planning Commission would now return to the other items on the agenda.

**4. SUP-15-A**

City Planner Bates presented the staff report. The Planning Commission is being asked to conduct a public hearing and complete the Findings of Fact and Conclusions of Law for a Specific Use Permit to allow an expansion of use for Eagle's View RV Park on the northeast corner of S. 209<sup>th</sup> W. Ave., and Wekiwa Rd. The applicant would like to add additional rv pads and cabins to the existing rv park.

Chairman Shindel opened the public hearing at 4:26 p.m. Applicant Troy Norris was present for questions. Mr. Norris explained that he would like to add cabins and rv pads as the need arises.

Chairman Shindel closed the public hearing at 4:28 p.m.

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

Mr. Neal 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: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

Mr. Neal 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: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

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

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

Mr. Askew made a motion to approve 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. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

Mr. Shelton made a motion that all procedural requirements have been met and recommended approval of SUP-15-A to City Council. Mr. Neal seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

## **5. SUP-56**

City Planner Bates presented the staff report. The Planning Commission is being asked to conduct a public hearing and complete the Findings of Fact and Conclusions of Law for a Specific Use Permit to allow a medical marijuana growing facility at 1150 E. Charles Page Blvd., which is just west of the former K-Mart store. City Planner Bates stated the applicant is proposing to install a security system, cameras, and possibly a guard during certain times.

Chairman Shindel opened the public hearing at 4:33 p.m. The applicant was present for questions but made no formal presentation.

Chairman Shindel closed the public hearing at 4:34 p.m. Chairman Shindel stated the Planning

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

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

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

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

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

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

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

Mr. Shelton made a motion to approve 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. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

Mr. Shelton made a motion that all procedural requirements have been met and recommended approval of SUP-56 to City Council. Mr. Mikles seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

**6. SUP-57**

The Planning Commission is being asked to determine notification requirements for SUP-57, a Specific Use Permit to allow a medical marijuana processing facility at 411 S. Lincoln, Ste., M. City Planner Bates went over the typical notification requirements.

Mr. Neal made a motion to post one sign two weeks prior to the hearing date, mail notifications to property owners with 300' of the subject property 20 days prior to the hearing date, publish a legal ad two weeks prior to the hearing date and set a date for public hearing on March 9, 2020. Mr. Mikles seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.



**9. Second Sunrise Addition Amended Final Plat**

City Planner Bates presented the staff report. The Planning Commission is being asked to make a recommendation to City Council regarding the final plat of Second Sunrise Addition Amended, a five lot, one block subdivision on the northeast corner of 6<sup>th</sup> St. and Industrial Ave. City Planner Bates went over the configuration of the lots. Release letters have been received from PSO and ATT and any additional release letters and any concerns will need to be addressed prior to the City Council meeting and execution of the plat.

Mr. Mikles made a motion to recommend approval to City Council the final plat of Second Sunrise Addition Amended. Mr. Shelton seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shelton, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye. The motion carried 5-0-0.

**10. Director's Report**

City Planner Bates stated that the City of Sand Springs received a grant from the University of Oklahoma to design a downtown streetscape plan.

City Planner Bates also advised that the City will be working with Webco regarding a TIF and that Chairman Shindel will be the representative from the Planning Commission.

**11. Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:46 p.m.

3.9.20  
Date of Approval

  
Jason Mikles, Secretary