

PLANNING COMMISSION
Regular Meeting Minutes
Monday, March 8, 2021
4:00 p.m.
City Council Chambers
100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 6-1
Harold Neal, Vice-Chairman 6-1
Jason Mikles, Secretary 5-2
Tom Askew 5-2
Patty Dixon 7-0
Matt Barnett 6-1

MEMBERS ABSENT: Joe Shelton 4-3

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, March 8, 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 at 2:25 p.m., March 2, 2021, by Cynthia Webster.

1. Call to Order

Chairman Shindel called the meeting to order at the noted time of 4:01 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, Mr. Shelton, no response; Mr. Shindel, here; Mr. Neal, here; Mr. Askew, here; Mr. Barnett, here.

Mr. Shelton was noted as absent.

3. Minutes of February 8, 2021

Commissioners considered approval of the minutes from the February 8, 2021 meeting.

Mr. Mikles made a motion that the minutes of February 8, 2021 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. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

4. SUP-68

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 105, 107, and 109 E. Charles Page Blvd.

Chairman Shindel opened the public hearing at 4:04 p.m.

The following citizen spoke in opposition to the application:

Leslie Ellison, 611 W. 37th St.

Applicant, Bradley Pirpich, was present. Mr. Pirpich stated that he owns 13 other stores and would like this store to operate 24/7. Applicant stated that his Owasso store also operates 24/7 and he provides overnight security and has never had any problems.

Chairman Shindel closed the public hearing at 4:09 p.m., and stated the Commission would now proceed to 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. Askew seconded the motion.

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

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

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

Chairman Shindel stated he would like to add subparagraph (d) to the safeguards stating that security personnel will be on the premises from 12:00 a.m. until 6:00 a.m.

Mr. Mikles made a motion to approve the safeguards as outlined in the staff report with the addition of subparagraph (d). Mr. Barnett seconded the motion.

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

Mr. Mikles made a motion that all procedural requirements have been met and recommended approval of SUP-68 to City Council. 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. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye. The motion carried 6-0-0.

5. SSCPA-5

City Planner Bates presented the staff report. The commission is being asked to make a recommendation to City Council regarding a Comprehensive Plan Amendment for property located at 3604 S. 113th W. Ave. City Planner Bates explained that the Comprehensive Plan designed this 2.18 parcel as residential on the west end and commercial on the east end. The applicant would like to use the entire tract as commercial.

The following citizen spoke in opposition to the request:

Sandra Armstrong, 3503 S. Everett St.

Ms. Armstrong also presented a letter of opposition from Cheryl Shavney, 3504 S. Everett St.

Pat Harsh was present and stated she was representing her mother's estate which owns the property.

Applicant, Mike Zimmerman, was present and stated he would like to have his office on the west end of the property and save the east end for future commercial use.

Discussion was held regarding the Comprehensive Plan Map and uses for the property.

Mr. Neal made a motion to recommend approval to City Council of SSCP A-5. Mr. Askew seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Ms. Dixon, nay; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, aye. The motion carried 5-1-0.

6. SSZ-500

City Planner Bates stated that this rezoning is a companion case to the preceding case and much of the pertinent discussion had already been held.

The following citizens spoke in opposition to the request:

Sandra Armstrong, 3503 S. Everett St.
Jerry Tarbet, 3700 S. Everett St.

Mr. Neal made a motion to recommend approval to City Council of SSZ-500. Mr. Mikles seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Ms. Dixon, nay; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Mr. Barnett, nay. The motion carried 4-2-0.

7. Zoning Code Amendments

City Planner Bates presented the staff report and went over recommended changes to Chapters 2, 3, and 5 in the Zoning Code.

Discussion was held regarding the proposed changes.

Ms. Dixon made a motion to approve the Zoning Code Amendments. Mr. Mikles seconded the motion.

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

8. Director's Report

City Planner Bates advised that Mike Carter started his City Manager duties as of today.

9. Adjournment

There being no other items, the meeting was adjourned at the noted time of 5:24 p.m.

Note: After the Planning Commission meeting, a scrivener's error was discovered on Item No. 4. The addresses were incorrectly identified as 105, 107, and 109 E. Charles Page Blvd. The addresses were formerly known as 105, 107, and 109 Keystone Plaza and have been updated to 911 addresses of 650, 658, and 662 E. Charles Page Blvd.

4/12/21
Date of Approval

~~Jason Mikles, Secretary~~
Paul Shindel, Chairman