

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
March 13, 2023 – 6:00 p.m.
City Council Chambers
100 E. Broadway
Sand Springs, OK 74063**

MEMBERS PRESENT: Michael Phillips, Chairperson, 7-2
Jerry Riley, Vice-Chairperson 7-2
Michael Zimmerman, Secretary 8-1
David Parker, 9-0
Clark Shackelford, 5-0

MEMBERS ABSENT: None

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

The Board of Adjustment met in a regular session on March 13, 2023, 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 3:00 p.m., on March 8, 2023, 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.

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. Parker, here; Mr. Zimmerman, here; Chairperson Phillips, here; Mr. Shackelford, here; Mr. Riley, here.

3. Consider Approval of Minutes of BOA Meeting of February 13, 2023

The Board is being asked to consider approving, denying, amending or revising of the Minutes of the regular meeting of February 13, 2023.

Mr. Zimmerman made a motion to approve the minutes of February 13, 2023. Mr. Shackelford seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Parker, aye; Mr. Zimmerman, aye; Chairperson Phillips, aye; Mr. Shackelford, aye; Mr. Riley, abstain.

The motion carried at 4-0-1.

4. SSBOA-822

Chairperson Phillips advised that the Board is being asked to consider approving, denying, amending or revising of the application of Alan Ringle to allow a Special Exception to the Sand Springs Zoning Code, Section 5.02, Table 1, to allow a duplex dwelling on each lot legally known as Lots 1 and 2, Block 1, The Ridge, and commonly known as 75 E. Ridge View Dr., and 79 E. Ridge View Dr., located in a RS-3 (Residential Single-Family High density) district.

City Planner Bates presented the staff report. The applicant desires to construct a duplex dwelling on each lot at 75 E. Ridge View Dr. and 79 E. Ridge View Dr. The properties will be accessed from N. McKinley Ave. City Planner Bates went over concerns relayed by Public Works.

Applicant, Alan Ringle, was present for questions and addressed the concerns from Public Works. Mr. Ringle also described the topography of the area and possible construction issues.

Chairperson Phillips opened the public hearing at 6:27 p.m.

The following citizens spoke in opposition to the application:

Mitch Pate, 62 E. Ridge View Dr.
R. Jay McAtee, 2 E. Ridge View Dr.
Troy Compton, 15 E. Ridge View Dr.

Chairperson Phillips closed the public hearing at 6:40 p.m.

Discussion was held among the Board and staff.

Mr. Zimmerman made a motion to deny SSBOA-822 as presented. Mr. Parker seconded the motion.

With no further discussion, Chairperson Phillips called for the vote recorded as follows: Mr. Riley, aye; Mr. Shackelford, aye; Chairperson Phillips, aye; Mr. Zimmerman, aye; Mr. Parker, aye.

The motion carried at 5-0-0.

5. Director's Report

No director's report was given.

6. City Manager's Report

City Manager Mike Carter advised that monies previously allocated to a spirit grant


BOA Minutes
March 13, 2023

program would be repurposed to a fund offering monetary incentives to groups, clubs, etc., to clean up trash around the city.

7. Adjournment

There being no further business, the meeting adjourned at the noted time 6:46 p.m.

4/10/2023
Date


Michael Zimmerman, Secretary