

**City of Sand Springs  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
April 13, 2020 – 6:00 p.m.  
Case Community Center Gymnasium**

**MEMBERS PRESENT:** Dianne Dinkel, Chairperson, 8-1  
Merle Parsons, Vice-Chairperson, 8-1 (Teleconference)  
Larry Johnston, Secretary, 7-2 (Teleconference)  
Michael Phillips, 6-0 (Teleconference)  
Jerry Riley, 6-0 (Teleconference)

**MEMBERS ABSENT:** None

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

The Board of Adjustment met in a regular session on April 13, 2020, at Case Community Center, 1050 W. Wekiwa Rd., Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 2:00 p.m., on April 2, 2020, on the display window located in the Sand Springs Administration Building, 217 N. McKinley, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs Website [www.sandspringsok.org](http://www.sandspringsok.org).

**1. Call to Order**

Chairperson Dinkel called the meeting to order at the noted time of 6:00 p.m.

**2. Attendance**

Chairperson Dinkel called for an individual roll call with members replying in the following manner: Mr. Johnston, here, via teleconference; Mr. Parsons, here, via teleconference; Ms. Dinkel, here; Mr. Phillips, here, via teleconference; Mr. Riley, here, via teleconference.

**3. Consider Approval of Minutes of BOA Meeting of March 9, 2020**

The minutes of the March 9, 2020, regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Phillips made a motion to approve the minutes of March 9, 2020. Mr. Riley seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Johnston, abstain; Mr. Parsons, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 4-0-1.

**4. SSBOA-766**

City Planner/Assistant Community Development Director Brad Bates presented the staff report. The applicant is requesting a Special Exception to the Sand Springs Zoning Code, Sections 5.03.B.1.d and 5.03.B.1.g to allow a 1200 sf all-metal detached accessory building in a RS-2 district. City Planner Bates stated that the layout of the building, as proposed, would infringe on

the required rear yard. In order to comply with the Zoning Code, the building will need to be at least 11' from the rear property line. Applicant was also advised that if approval were granted, the existing storage buildings will have to be removed.

Applicants Sam and Debbie Farr were present for questions.

Cindy Bacon, 207 W. 45<sup>th</sup> St., stated she was representing herself and other homeowners who could not attend and asked what the purpose of the building will be.

Applicant stated it will be for storage of personal property and a garage for a rv.

City Planner Bates and the Board discussed with applicant that the drive to the accessory building will need to be constructed of an all-weather surface as defined in the Zoning Code.

Discussion was also held regarding construction and exterior façade options.

Mr. Phillips made a motion to deny the request to allow an all-metal façade. Mr. Parsons seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Johnston, aye; Mr. Parsons, aye; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 5-0-0.

Mr. Phillips made a motion to approve the request to allow a 1200 sf detached accessory building subject to planning staff's conditions, including placement, removal of other storage buildings and an all-weather drive. Mr. Riley seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Johnston, aye; Mr. Parsons, nay; Ms. Dinkel, aye; Mr. Phillips, aye; Mr. Riley, aye. The motion carried 4-1-0.

#### 5. Director's Report

City Planner Bates gave a brief update on the City Hall remodel project.

#### 6. Adjournment

There being no further business, the meeting adjourned at the noted time 6:38 p.m.

7/13/2020  
Date

  
Larry Johnston, Secretary