

**City of Sand Springs
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
June 17, 2019 – 6:00 p.m.
Municipal Building
100 East Broadway, Room 203**

MEMBERS PRESENT: Dianne Dinkel, Vice-Chairperson, 5-1
Larry Johnston, Secretary, 6-0
Nancy Riley, 5-1
Merle Parsons, 6-0

MEMBERS ABSENT: Dennis Currington, Chairperson, 5-1

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

The Board of Adjustment met in a regular session on June 17, 2019, at 100 E. Broadway, Sand Springs Community Room, Room 102, Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 3:40 p.m., on June 12, 2019, on the display board located in the first floor lobby of the Sand Springs Municipal Building, 100 East Broadway, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs Website www.sandspringsok.org.

1. Call to Order

Vice-Chairperson Dinkel called the meeting to order at the noted time of 6:00 pm.

2. Attendance

Vice-Chairperson Dinkel called for an individual roll call with members replying in the following manner: Mr. Currington, no response; Ms. Riley, here; Ms. Dinkel, here; Mr. Johnston, here; Mr. Parsons, here.

Chairperson Currington was noted as absent.

3. Consider Approval of Minutes of BOA Meeting of April 8, 2019

The minutes of the April 8, 2019, rescheduled regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Parsons made a motion to approve the Minutes of the April 8, 2019 rescheduled regular Board of Adjustment meeting, as presented. Ms. Riley seconded the motion.

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

4. SSBOA-748

City Planner/Assistant Community Development Director Brad Bates gave the staff report. The applicant is requesting a Special Exception to Chapter 5 of the Zoning Code, Section 5.03.B.1.g, to allow a 288 sf all-metal detached accessory structure in a RS-1 (Residential Single-Family Low Density) district. This application came about as a result of the applicant applying for a building permit after the structure was already erected. Applicant was unaware of the need for a permit and the Zoning Code requirements regarding façade at the time he constructed the building.

Applicant was present and stated the building is used to store his personal items and lawn equipment. There is no vehicle storage in the building.

Kathy Phillips, 211 W. 41st St., stated she lives next door to the applicant and has no objection.

Mr. Johnston made a motion to approve SSBOA-748 to allow a 288 sf all-metal detached accessory structure. Mr. Parsons seconded the motion.

With no further discussion, Vice-Chairperson Dinkel called for the vote recorded as follows: Ms. Riley, aye; Ms. Dinkel, aye; Mr. Johnston, aye; Mr. Parsons, nay. The motion carried 3-1-0.

5. SSBOA-749

City Planner/Assistant Community Development Director Bates gave the staff report. Since this item and the following two items are all related, an overview of all three items was given. City Planner Bates gave the background information on how the properties came to be owned by the City, explained the surplus designation and sale, and explained that the contract for sale that was received was contingent upon this Board of Adjustment approval.

Shaun Fisher, prospective buyer, was present and outlined how he proposed to use the lots for duplex purposes. As a developer and landlord, he feels there is a need for one-bedroom duplexes in the downtown area.

Mr. Parsons made a motion to approve SSBOA-749 as presented. Mr. Johnston seconded the motion.

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

6. SSBOA-750

Mr. Parsons made a motion to approve SSBOA-750 as presented. Mr. Johnston seconded the motion.

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

7. SSBOA-751

Mr. Parsons made a motion to approve SSBOA-751 as presented. Mr. Johnston seconded the motion.

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

8. Elections

Mr. Johnston made a motion to elect Dianne Dinkel as Chairperson. Ms. Riley seconded the motion.

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

Ms. Riley made a motion to nominate Merle Parsons for Vice-Chairperson. Mr. Johnston seconded the motion.

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

Vice-Chairperson Dinkel made a motion to nominate Larry Johnston as Secretary. Ms. Riley seconded the motion.

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

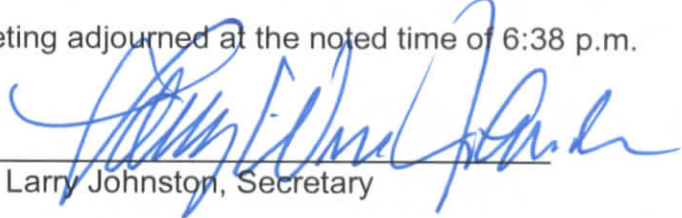
9. Director's Report

There was no director's report given at this time. Mr. Johnston advised Board that he would not be available at the next meeting, July 15th. Due to the Board only having four members currently, the consensus was to move the meeting to July 22nd so that a full board could be present.

10. **Adjournment**

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

7/22/19
Date


Larry Johnston, Secretary