

**City of Sand Springs  
BOARD OF ADJUSTMENT  
RESCHEDULED REGULAR MEETING MINUTES  
July 22, 2019 – 6:00 p.m.  
Municipal Building  
100 East Broadway, Room 102**

**MEMBERS PRESENT:** Dianne Dinkel, Chairperson, 2-0  
Merle Parsons, Vice-Chairperson, 2-0  
Larry Johnston, Secretary, 2-0  
Nancy Riley, 2-0

**MEMBERS ABSENT:** None

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

The Board of Adjustment met in a rescheduled regular session on July 22, 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 12:15 p.m., on July 17, 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](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; Ms. Riley, here; Ms. Dinkel, here; Mr. Parsons, here.

**3. Consider Approval of Minutes of BOA Meeting of June 17, 2019**

The minutes of the June 17, 2019, regular Board of Adjustment meeting were presented for members' review and/or approval.

Mr. Parsons made a motion to approve the Minutes of the June 17, 2019 regular Board of Adjustment meeting, as presented. Ms. Riley seconded the motion.

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

**4. SSBOA-752**

City Planner/Assistant Community Development Director Brad Bates gave the staff report. The applicant is requesting a Variance to Chapter 5 of the Zoning Code, Section 5.04.B.1, Bulk and Area Requirements in the RMH (Residential Manufactured Home) district. On July 15, 2019, the Planning Commission recommended approval of a rezoning request from RS-1 and RS-3 (Residential Single Family Low Density and Residential Single Family High Density) to RMH subject to the approval of this request before the Board of Adjustment. Final zoning approval will be before the City Council at 7:00 p.m. on July 22<sup>nd</sup>. The mobile home park at 12<sup>th</sup> and Cleveland has been a legal, non-conforming mobile home park since the 1950's.

Nathan Cross, Attorney for applicant, was present for questions. He stated the mobile home park is currently under contract for sale and the new owners need to get the zoning corrected as well as obtaining variances to the bulk and area requirements. These approvals will allow the new owner to move out old mobile homes and replace with new homes on the same lot as the old home.

Dee and CJ Rikard, 1117 N. Franklin, stated they own the wooded lot that abuts the mobile home park. They are concerned with trash and transients. Mr. Cross stated he would relay this message to the new owners and hopefully as new mobiles are moved in, a new clientele will follow.

Discussion was held regarding the screening requirements.

Mr. Johnston made a motion to approve SSBOA-752 to allow variances to the bulk and area requirements in the RMH district to allow old mobile homes to be replaced with new and also subject to the screening requirements. Mr. Parsons seconded the motion.

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

**5. SSBOA-753**

City Planner/Assistant Community Development Director Bates advised that this application has been withdrawn.

**6. SSBOA-754**

City Planner/Assistant Community Development Director Bates presented the staff report. The applicant is requesting a Special Exception to 2.12.B.3, Yards, to allow a 6' privacy fence in the required front yard at 515 N. Main. Applicant had a 4' chain link fence in the front yard and was replacing it with a 6' privacy fence when he was advised by Code Enforcement that he would need to go before the Board of Adjustment for a Special Exception. Discussion was held regarding the topography of the lot.

Applicant, Joshua Towery, was present for questions. He stated that he has no driveway and his access is from the alley. Applicant would like to utilize the front yard as a back yard and desires a 6' privacy fence as his dog can jump the 4' chain link fence.

Ted Bush, 526 N. Main, stated he is in agreement with applicant's proposal but would not like to see a precedent. Due to the slope of the applicant's house, a 6' fence would not obscure the front of the house and would appear as a much shorter fence.

Extended discussion was held regarding construction options and aesthetics.

Mr. Johnston made a motion to approve SSBOA-754 as presented. Chairperson Dinkel seconded the motion.

With no further discussion, Chairperson Dinkel called for the vote recorded as follows: Mr. Johnston, aye; Ms. Riley, nay; Ms. Dinkel, aye; Mr. Parsons, nay. The motion did not carry at 2-2-0.

Ms. Riley made a motion to allow a 6' tall chain link fence in the required front yard. Mr. Parsons seconded the motion.

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

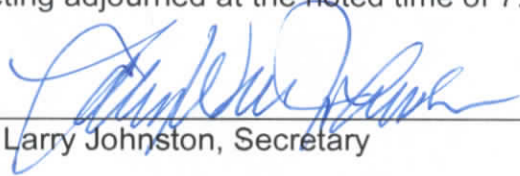
7. **Director's Report**

There was no director's report given at this time.

8. **Adjournment**

There being no further business, the meeting adjourned at the noted time of 7:06 p.m.

8/12/19  
Date

  
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Larry Johnston, Secretary