

**STILLWATER BOARD OF ADJUSTMENT
Special MEETING OF August 25, 2022
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED August 19, 2022
IN THE MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

Members Present:

Andrew Crofford
Collin Mason
Brian Wiles
Jim Rice

Staff Present:

Tammy Ewing, Legal Counsel
Jacquelyn Porter, City Planner
Diana Hood, Associate Planner
Chelsey Weaver, Admin. Assistant
Cindy Gibson, Admin. Services Manager

Members Absent:

Charles "Tim" Hardin

Guests:

Stephen Gose
Jeff Nett

1. CALL MEETING TO ORDER.

Mr. Crofford, in the absence of Interim Chair Mr. Hardin, calls the meeting to order at 5:30 PM, introduces the board and explains the proceedings for the evening.

The following individuals are sworn in at 5:57 PM:

Jacquelyn Porter Bruce Edwards Richard Hammond

2. PRESENTATION BY COUNSEL OF THE CITY ATTORNEY'S OFFICE REGARDING MEETING PROCEDURES, THE OPEN MEETING ACT AND THE OPEN RECORDS ACT.

Ms. Tammy Ewing, City Attorney's Office presents information to the board regarding the Open Meetings Act; a meeting is anytime the board gets together; interruption of polling according to the Attorney General's Office; adhering to the agenda items; Open Records Act that requires the City to disclose documents that are in their possession; and meeting procedures and motions.

3. ELECTION OF CHAIR.

Ms. Ewing discusses with the board their option to proceed with election of a chair or an acting chair.

Mr. Crofford discusses previous comments from Mr. Hardin regarding the potential change from an election result and not being able to remain on the board; and how he believes postponing would not be beneficial. Mr. Mason concurs

Mr. Wiles moves to elect a chair, Mr. Mason seconds.

Roll Call:	Crofford	Mason	Hardin	Wiles	Rice
	Yes	Yes	Absent	Yes	Yes

Time: 3 minutes

Mr. Mason nominates Mr. Andrew Crofford, Mr. Wiles seconds. There are no other nominations.

Roll Call:	Crofford	Mason	Hardin	Wiles	Rice
	Abstain	Yes	Absent	Yes	Yes

Time: 2 minutes

4. **ELECTION OF VICE-CHAIR.**

Mr. Rice nominates Mr. Collin Mason as Vice-Chair, Chair Crofford seconds. There are no other nominations.

Roll Call:	Crofford	Mason	Hardin	Wiles	Rice
	Yes	Yes	Absent	Yes	Yes

Time: 2 minutes

5. **BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION ON:**

- a. Dalmarc Signs/Bruce Edwards, **VARIANCE (VAR22-15)**, requesting review and granting of a variance to Section 23.200 for the number of signs allowed in the Commercial General (CG) district at property addressed as 502 N. Main Street.

Jacquelyn Porter, City Planner presents the staff report.

Mr. Rice asks if the location has always been one business; Ms. Porter responds no that it was previously several.

Chair Crofford asks for clarification on street frontage and which signs are considered on the frontage; Ms. Porter responds that the street frontage is usually the part of a parcel in which frontage is along the right-of-way with public access.

Ms. Porter asks if there are any additional questions for staff; none respond.

Chair Crofford asks the applicant to speak.

Mr. Bruce Edwards, Dalmarc Signs at 4040 S. I-35 Service Road, Oklahoma City, OK comes to speak.

Mr. Rice asks about the Cantina being separate from the TO GO portion of the business; Mr. Edwards responds that is correct with a separate register.

Chair Crofford mentions that there is separate parking for the TO GO so that adds to the signage.

Chair Crofford asks if there is anyone else that wishes to speak in favor of this item; none respond.

Chair Crofford asks if there is anyone that wishes to speak in opposition of this item; none respond.

Chair Crofford closes the public hearing and asks for criteria and alternatives.

Chair Crofford talks about being able to see the hardship for getting people into where the pickup occurs but believes there are also alternatives. Mr. Rice and Mr. Wiles agree that the TO GO is for the public not just delivery drivers.

Mr. Rice states that the Hall of Fame approach is their main approach and help people turn in time as this is a peculiar piece of property in that it is a large property which was previously more than one business, each of which would normally be entitled to a street sign and doesn't believe the two (2) street signs make it look cluttered; this request doesn't create a detriment and is the minimum necessary.

Vice-Chair Mason moved to approve variance VAR22-15; Chair Crofford seconded as the request meets the criteria.

Roll Call:	Crofford	Mason	Hardin	Wiles	Rice
	Yes	Yes	Absent	Yes	Yes

Time: 16 minutes

- b. Coffelt Sign Company, **VARIANCE (VAR22-17)**, requesting review and granting of a variance to Section 23.200 for the number of signs allowed in the Commercial General (CG) district at property addressed as 2401 W. 6th Avenue.

Jacquelyn Porter, City Planner presents staff report and asks if there any questions for staff.

Mr. Rice asks about the main sign on the building being a projection sign; Ms. Porter responds that isn't considered a projection sign because it is attached to the building.

Chair Crofford asks about any special drive-thru signs; Ms. Porter responds that there directional signs.

Chair Crofford asks if there are any questions for staff; none respond. Chair Crofford opens the public hearing and ask for the applicant to speak.

Mr. Richard Hammond with Coffett Signs at 18 S. Commercial, Emporia, KS comes to speak on the following:

- Does Braum's signs
- This is the standard "QB" package that has been done in several locations
- Their signs cover three (3) entities within the one (1) building
- Try to get the most attraction for the area

Chair Crofford asks if there are questions for the applicant; none respond. Chair Crofford asks if there is anyone else that wishes to speak in favor of this item; none respond. Chair Crofford asks if there is anyone that wishes to speak in opposition of this item; none respond. Chair Crofford closes the public hearing and asks for criteria and alternatives.

Ms. Porter presents criteria and alternatives.

Chair Crofford asks for board discussion.

Chair Crofford asks about the two large signs facing north/south and being adjacent to residential areas; creating light pollution; agrees with the applicant's statement on hardship being not having the signs like other stores; and the issue being the north/south facing signs as there is a large pole sign with electronic signage.

Chair Crofford moved to approve with the condition that the two (2) 72x57 facing north and south logo signs on the tower not be illuminated or not present but finds that all four (4) criteria are met.

Vice- Chair Mason asks if there is, on the south side of Braum's, commercial buildings that block that apartment complex; Mr. Rice responds yes.

Ms. Porter comments about the concern regarding illumination, this area is zoned CG (Commercial General), there is a requirement limit for illumination and cabinet signs typically do not illuminate much and this meets the criteria for the district.

Motion dies for lack of a second.

Vice-Chair Mason moved to approve variance VAR22-13 based on all four (4) criteria having been met; Mr. Wiles seconds.

Roll Call:	Crofford	Mason	Hardin	Wiles	Rice
	No	Yes	Absent	Yes	Yes

Time: 15 minutes

6. MINUTES FOR DISCUSSION AND POSSIBLE ACTION:

- a. Regular Minutes of January 6, 2022
- b. Regular Minutes of March 3, 2022

No action taken.

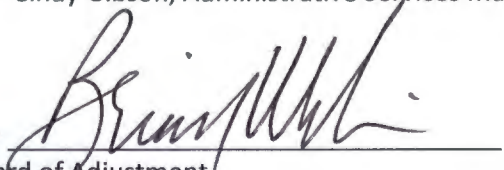
7. MISCELLANEOUS ITEMS FROM STAFF FOR DISCUSSION AND POSSIBLE ACTION:

- a. Next Board of Adjustment meeting Thursday, September 01, 2022.

8. ADJOURNMENT.

This regular meeting of the Board of Adjustment adjourned with all members in attendance in agreement at approximately 6:31 p.m.

Prepared by – Cindy Gibson, Administrative Services Manager

Approved by: 
Stillwater Board of Adjustment