

STILLWATER BOARD OF ADJUSTMENT
Regular MEETING OF October 6, 2022
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED October 3, 2022
IN THE MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET

Members Present:

Andrew Crofford
Charles "Tim" Hardin
Brian Wiles
Jim Rice

Staff Present:

Tammy Ewing, Legal Counsel
Jacquelyn Porter, City Planner
Diana Hood, Associate City Planner
Cindy Gibson

Guests:

Stephen Gose
Austin Shirley

Members Absent:

Collin Mason

1. CALL MEETING TO ORDER.

Chair Crofford calls the meeting to order at 5:30 PM. Chair Crofford introduces the board and explains the proceedings for the evening.

The following individuals are sworn in: Stephen Gose Austin Shirley

2. BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION ON:

- a. Lorene Lilly Ropers, **VARIANCE (VAR22-19)**, requesting review and granting of a variance to Section 23.97(d) for accessory structure front yard setbacks at property addressed as 1317 E Connell Ave, Stillwater, OK, in Residential Single-Family Large Lot (RSL) zoning.

Jacquelyn Porter, City Planner presents staff's report and findings.

Mr. Rice asks about the dimensions for the carport next door; Ms. Porter responds that she doesn't have that but there is another one on Grandview that was approved previously.

Mr. Hardin comments that he drove by there and it looks to be a typical carport of about 18 feet.

Chair Mason asks if staff knows if it is walled on the sides or not; Ms. Porter responds that it is open.

Chair Mason asks if there are any further questions for staff; none respond. Chair Mason asks if there is anyone that wishes to speak in favor this item.

Mr. Austin Shirley of 1317 E. Connell comes to speak on the following:

- Was getting quotes when he realized what they had to do with the city;
- Trying to get this taken care of;

- It is a typical size and it is open on all sides but will abut the house; and
- Here to answer any questions.

Chair Mason opens the public hearing. Chair Masons asks if there is anyone else that wishes to speak in favor of this item; none respond. Chair Mason asks if there is anyone that wishes to speak in opposition of this item; none respond. Chair Mason closes the public hearing.

Mr. Hardin discusses the four (4) criteria in that it is peculiar to your property which is pretty basic, detriment to the public but there is no one here to speak against, hardship is that it is needed to prevent damage to their vehicles as there isn't another option and the minimum relief necessary is the request.

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 alternatives.

Ms. Porter to present the staff alternatives, which are:

1. Find that each of the criteria for approval of the request is met. The Board will explain how each criterion is met in order to approve the variance(s).
2. Find that each of the criteria for approval of the request is met by imposing modifications or conditions to ensure that the criteria are met. The Board will explain how the criteria are met to grant partial, conditional, or modified approval of the variance(s).
3. Find that one or more of the criteria for approval of the request is not met and deny the request.
4. Table the discussion to a certain date to allow for additional information to be presented.

Chair Crofford asks for board discussion.

Mr. Hardin moved to approve VAR22-19 based on the four (4) criteria being met; Chair Crofford seconded.

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

Time: 13 minutes

- b. Stillwater Medical Center c/o Gose & Associates, **VARIANCE (VAR22-20)**, requesting review and granting of a variance to Section 23.202(c & d) for the size and number of signs at the property addressed as 1323 W 6th Ave, Stillwater, OK, in Public (P) zoning.

Mr. Hardin recuses himself from this agenda item and leaves the meeting.

Jacquelyn Porter, City Planner presents staff's report and findings.

Chair Crofford asks if there are any questions for staff.

Mr. Rice comments about this being a very large building, housing a vast amount of functions so if there were four (4) different buildings there would be four (4) different signs.

Chair Crofford asks if there is anyone that wishes to speak in favor of this item.

Mr. Stephen Gose of Gose & Associates at 113 E. 8th Avenue, comes to speak on the following:

- Here on behalf of Stillwater Medical Center;
- Ms. Porter covered everything;
- There is a Letter of Justification included in your packet that covers the criteria;
- Signs are fabric with gromets making them interchangeable;
- Not asking for temporary signs but permanent so that they can be changed out for future awards;
- Largest sign is 392 square feet and the smaller ones are 240 square feet; and
- Are not back lit due to there being ample landscaping and building lighting to be visible.

Chair Crofford asks if there are any questions for Mr. Gose; 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 alternatives.

Ms. Porter to present the staff alternatives, which are:

1. Find that each of the criteria for approval of the request is met. The Board will explain how each criterion is met in order to approve the variance(s).
2. Find that each of the criteria for approval of the request is met by imposing modifications or conditions to ensure that the criteria are met. The Board will explain how the criteria are met to grant partial, conditional, or modified approval of the variance(s).
3. Find that one or more of the criteria for approval of the request is not met and deny the request.
4. Table the discussion to a certain date to allow for additional information to be presented.

Chair Crofford asks for board discussion.

Mr. Rice states that the applicant has laid out the reasons why the criteria are met because it is a large lot with a large amount of street frontage, size and number of signs will not impair the public as it is a four (4) lane road in front of the building and it is the minimum necessary to alleviate the hardship.

Mr. Rice moved to approve agenda item VAR22-20 based criteria being met as outlined in the letter of justification, Mr. Wiles seconded.

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

Time: 10 minutes

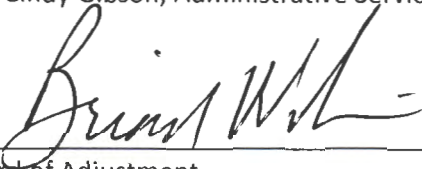
3. MISCELLANEOUS ITEMS FROM STAFF FOR DISCUSSION AND POSSIBLE ACTION:

- a. Next Board of Adjustment meeting Thursday, November 03, 2022.

4. **ADJOURNMENT.**

This regular meeting of the Board of Adjustment adjourned with all four (4) members in attendance in agreement at approximately 5:55 p.m.

Prepared by – Cindy Gibson, Administrative Services Manager

Approved by: 
Stillwater Board of Adjustment