

STILLWATER BOARD OF ADJUSTMENT
Regular MEETING OF December 2, 2021
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED December 1, 2021
IN THE MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET

Members Present:

Craig Spencer
Charles "Tim" Hardin
Andrew Crofford

Staff Present:

Kimberly Payne, Legal Counsel
Jeff Mathews, Community Development Director
Rian Harkins, Senior Planner
Cindy Gibson, Admin. Services Manager

Members Absent:

Mark Nordquist
Collin Mason

Guests:

Robel Arreaga

1. CALL MEETING TO ORDER.

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

The following individuals are sworn in:

Mr. Rian Harkins Mr. Robel Arreaga

2. BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION ON:

- a. Signs Unlimited, Inc., **VARIANCE (VAR21-16)**, requesting review and granting of a variance to Chapter 23, Section 23-198(c) for the number of signs permitted in the Commercial Shopping (CS) district at property addressed as 119 N. Perkins Road.

Rian Harkins, Senior Planner presents staff report and asks for any questions for staff.

Mr. Hardin asks if at the front of the property in looking to the west, the oil can and letters count as one sign; Mr. Harkins responds the channel letters and banner are being counted as one.

Mr. Crofford asks what the definition of signage is as the red banner is on all sides and goes all the way around the building; Mr. Harkins responds the oil can on the north as one sign, the oil can on the south as one sign and then signage on the west as one sign.

Mr. Spencer asks if there are any more questions for staff; none respond. Mr. Spencer asks if there is anyone that wishes to speak in favor of this item; none respond. Mr. Spencer asks if there is anyone that wishes to speak in in opposition of this item; none respond. Mr. Spencer asks for staff's alternatives.

Mr. Harkins comments that staff doesn't believe the additional signage is a detriment as this location is considered an outlot and back off of a major thoroughfare.

Mr. Harkins presents 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.

Mr. Spencer ask if there are any questions for staff; none respond. Mr. Spencer closes the public hearing and ask for board discussion.

Mr. Spencer comments that he doesn't have any issue with the request as staff laid out details very well and is fine with it.

Mr. Crofford doesn't see the hardship but does see where it is almost a standalone building. Mr. Spencer states the he sees the hardship could be the required corporate branding

Ms. Kimberly Payne, Legal Counsel, clarifies that the signs are a franchise requirement.

Mr. Crofford moved, Mr. Hardin seconded to approve the request based upon staff recommendation that the request meets criteria #2 and the Board finds the request meets criteria #1, #3 and #4.

Roll Call:	Spencer	Nordquist	Hardin	Crofford	Mason
	Yes	Absent	Yes	Yes	Absent

Time: 11 Minutes

3. MEETING SUMMARY FOR DISCUSSION AND POSSIBLE ACTION:

- a. Special Meeting Summary of October 7, 2021.

Mr. Spencer asks if there are any changes and/or corrections. Mr. Crofford comments that on Page 2, Paragraph 2 that "Mrs." should be "Mr.".

Mr. Hardin moved, Mr. Spencer seconded to approve the meeting summary of October 7, 2021 as corrected.

Roll Call:	Spencer	Nordquist	Hardin	Crofford	Mason
	Yes	Absent	Yes	Yes	Absent

Time: 1 Minute

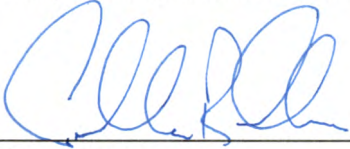
4. MISCELLANEOUS ITEMS FROM STAFF FOR DISCUSSION AND POSSIBLE ACTION:

- a. Next Board of Adjustment meeting Thursday, January 06, 2022.

4. ADJOURNMENT.

This regular meeting of the Board of Adjustment adjourned with all members in attendance in agreement at approximately 5:44 p.m.

Prepared by – Cindy Gibson, Administrative Services Manager

Approved by: 
Stillwater Board of Adjustment