

**STILLWATER BOARD OF ADJUSTMENT
Regular MEETING OF October 3, 2019
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED October 2, 2019
IN THE MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

Members Present:

Terri Ventress
Trey Lester
Craig Spencer

Staff Present:

Dennis McGrath, Assistant City Attorney
Lanc Gross, Planning Manager
Rian Harkins, Senior Planner
Cindy Gibson, Administrative Services Manager

Members Absent:

Ron Walker
Richard Buchanan

Guests:

Jerry Burrows
Brendan Semrad

1. CALL MEETING TO ORDER.

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

The following individuals are sworn in:

Mr. Lanc Gross

Mr. Rian Harkins

Mr. Jerry Burrows

Mr. Brendan Semrad (sworn in at 5:47 PM)

2. BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION ON:

- a. Jerry and Sharon Burrow, **VARIANCE (VAR19-12)**, requesting review and granting of a variance to Ch. 23, Sec. 23-136(d)(2) a and b to allow a carport in the setbacks on property addressed as 615 N. Grandview St., in the Residential Single Family Large Lot (RSL) district. **Harkins (Tabled from the September 5th, 2019 meeting)**

Rian Harkins, Senior Planner explains that this item was continued from the previous meeting as to allow submittal of a site plan from the applicant which is included in the distributed packet.

Chair Ventress asks about where other carports are located in the neighborhood. Rian and Mr. Burrows explain, using visual map, that there are several along Connell and Stallard.

Discussion is held about the location of the carport being placed to line up on the driveway; only a single car driveway; carport will provide coverage for one (1) vehicle while one is located in the garage; and colors are selected to match the house.

Chair Ventress asks if there are any more questions for the applicant; none respond. Chair Ventress asks if there is anyone else that wishes to speak in favor of this item; none respond. Chair Ventress asks if there is anyone that wishes to speak in opposition of this item; none respond. Chair Ventress closes the public hearing and asks for board discussion.

Mr. Spencer states that having the plan view is very helpful because he thought it was going to go all of the way to the retaining wall but the site plans shows that it isn't.

Vice-Chair Lester moved, Mr. Spencer seconded to grant the variance, accept criteria #1, #3 and #4 by way of the applicant letter and criteria #2 in that it is peculiar based upon the lay-out of the house on the lot.

Roll Call:	Ventress	Lester	Walker	Buchanan	Spencer
	Yes	Yes	Absent	Absent	Yes

Time: 13 Minutes

- b. Russ Gammill and Brendan Semrad, **VARIANCE (VAR19-14)**, requesting review and granting of a variance to Ch. 23, Sec. 23-99(a)(1)(b) requesting extension of use for a model home on property addressed as 4319 W. Aggie Drive in the Residential Single Family Small Lot (RSS) district. **Harkins**

Rian Harkins, Senior Planner presents staff's report.

Chair Ventress asks if there are any questions for staff; none respond. Chair Ventress opens the public hearing. Chair Ventress asks if there is anyone that wishes to speak in in favor of this item.

Mr. Brendan Semrad of Ideal Homes comes to speak on the following:

- Ideal Homes has been building Stillwater since 2002
- Requesting an extension of the existing special exception
- Asking for one (1) year because Ideal Homes is planning on building a new show house across the street
- Asks if this new special exception can go to the new house or would have they have to apply for a new one

Chair Ventress asks if there are any additional questions for Mr. Semrad; none respond. Chair Ventress asks if there is anyone else that wishes to speak in favor of this item; none respond. Chair Ventress asks if there is anyone that wishes to speak in opposition of this item; none respond.

Chair Ventress asks if the new model home would require a new special exception application; Rian responds yes.

Chair Ventress asks if there are more questions; none respond. Chair Ventress closes the public hearing and asks for board discussion.

Board discussion is held regarding extending the special exception for one or two years.

Mr. Spencer moved, Chair Ventress seconded to approve the special exception based on that does not adversely affect the rights of adjacent property owners and granting will not cause substantial detriment to the public health, safety, convenience or general welfare.

Roll Call:	Ventress	Lester	Walker	Buchanan	Spencer
	Yes	Yes	Absent	Absent	Yes

Time: 10 Minutes

3. **MEETING SUMMARY FOR DISCUSSION AND POSSIBLE ACTION:**

- a. Correction of Regular Meeting Summary of July 11, 2019.

Cindy Gibson, Administrative Services Manager explains the referenced corrections as being clarification on the class of soil type as well as the address correction.

Chair Ventress moved, Vice-Chair Lester seconded to approve the correction to the regular meeting summary of July 11, 2019 as presented.

Roll Call:	Ventress	Lester	Walker	Buchanan	Spencer
	Yes	Yes	Absent	Absent	Yes

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

- a. Next Board of Adjustment meeting Thursday, November 07, 2019.

5. **ADJOURNMENT.**

This regular meeting of the Board of Adjustment adjourned with all members in attendance in agreement at approximately 5:57 p.m.

Prepared by – Cindy Gibson, Administrative Services Manager

Approved by:  7 Nov 19
Stillwater Board of Adjustment