

**STILLWATER BOARD OF ADJUSTMENT  
SPECIAL MEETING OF May 28, 2020  
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING  
LAW, THE AGENDA WAS POSTED May 14, 2020  
IN THE MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

Members Present:

Richard Buchanan  
Terri Ventress  
Craig Spencer

Staff Present:

John Dorman, City Attorney  
Lanc Gross, Planning Manager  
Melissa Higgins, Administrative Assistant  
Beth Anne Childs, Outside Counsel

Members Absent:

Trey Lester

Guests:

Stephen Gose

**1. CALL MEETING TO ORDER.**

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

The following individuals are sworn in:

Mr. Lanc Gross

Mr. Stephen Gose

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

- a. Freedom Homes Company, LLC, **VARIANCE (VAR20-08)**, requesting review and granting of a variance to Chapter 37, Article VI, Division 1, Section 23-121(b) for height and setback requirements for fences at property currently addressed as 2217 N Briarwood Street in the Residential Single Family Small Lot (RSS) district. **Harkins**

Lanc Gross, Planner presents staff report and asks for any questions for staff.

Chair Buchanan asks if the board has any questions for staff.

Mr. Spencer asks staff why the subject property is back before the Board.

Mr. Gross responds the previous application was for the structure encroachment in the front setback and this application is for the fence encroachment.

Chair Buchanan asks if there are any further questions; none respond.

Chair Buchanan opens public meeting. Chair Buchanan asks if there is anyone wishing to speak in favor of this item.

Mr. Stephen Gose, 113 E 8<sup>th</sup> Ave, Stillwater, OK, comes to speak on the following:

- Representing the owner.
- Explains the survey shown in staff's presentation.
- Goes over the letter of justification submitted with the application.

- Notes that the fence will not impede any sight lines for traffic.
- Here to answer any questions for the board.

Chair Buchanan asks if the fence will not impede any sight lines once Swim Ave is constructed.

Mr. Gose responds affirmatively.

Chair Buchanan asks for any further questions for the representative; none respond. Chair Buchanan asks for anyone else wishing to speak in favor of the item; none respond. Chair Buchanan asks for anyone wishing to speak in opposition of the item; none respond. Chair Buchanan closes the public hearing and asks for staff alternatives.

Mr. Gross presents staff alternatives and asks for any questions; none respond

Chair Buchanan opens for Board discussion.

Mr. Spencer states they are yet again facing the common two front yard setback issues. The applicant’s justification letter seems to address the meeting of all four criteria clearly. Doesn’t see any outstanding issues.

Chair Buchanan states it is definitely not the first one they’ve seen. Doesn’t see an issue since it will not extend in to sight lines for traffic.

Chair Buchanan asks for a motion.

Mr. Spencer moves to approve the variance and that the four criteria have been met. Let the record show the wording from the letter from Gose & Associates dated March 18, 2020.

**Mr. Spencer moved, Ms. Ventress seconded to approve the variance request.**

Roll Call:	Ventress	Lester	Vacant	Buchanan	Spencer
	Yes	Absent	N/A	Yes	Yes

*Time: 12 Minutes*

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

- Next Board of Adjustment meeting Thursday, June 04, 2020.

**4. ADJOURNMENT.**

This regular meeting of the Board of Adjustment adjourned with all members in attendance in agreement at approximately 5:43 p.m.

Prepared by – Melissa Higgins, Administrative Assistant

Approved by: [Board approved 06.04.2020 via ZOOM Meeting.](#)

Stillwater Board of Adjustment