

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 152
Tuesday, January 5, 1993, 1:30 p.m.
County Commission Room 119
County Administration Building

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Alberty, Chairman Eller Tyndall Walker	Looney	Jones	Fields, Building Insp. Glenn, Building Insp.

The notice and agenda of said meeting were posted in the Office of the County Clerk on Thursday, December 31, 1992, at 1:11 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Alberty called the meeting to order at 1:32 p.m.

MINUTES:

On **MOTION** of **ELLER**, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Looney, "absent") to **APPROVE** the **Minutes** of December 15, 1992 (No. 151).

NEW APPLICATIONS

Case No. 1134

Action Requested:

Special Exception to permit a church in an AG zoned district - **SECTION 310. PRINCIPAL USES PERMITTED IN AGRICULTURE DISTRICTS** - Use Unit 5, located approximately $\frac{1}{2}$ mile west of the NW/c of West 41st Street and 81st West Avenue.

Comments and Questions:

Mr. Alberty asked if this case had been referred to the City of Sand Springs, and Mr. Jones informed that, due to the change in regular meeting dates for the Tulsa County Board of Adjustment, the Sand Springs Board did not have a meeting prior to this hearing. Mr. Jones added that the case was transmitted to the Sand Springs City Planner for her review and input; however, Staff did not receive information concerning her finding.

Presentation:

The applicant, **Don Loyd**, 6121 South 29th West Avenue, presented a site plan (Exhibit A-1) and briefly explained the church activities.

Additional Comments:

Mr. Alberty questioned the setback from West 41st Street and Mr. Loyd informed that is to take advantage of natural elevations and the view at this location.

Case No. 1134 (continued)

Mr. Alberty asked if the drive and parking area will be constructed of all-weather materials, and Mr. Loyd replied that gravel parking is proposed; however, the church will comply with Code requirements, or apply for additional relief.

Interested Parties:

Denny Holdsbuyer, Route 1, Box 305-1, Cleveland, pastor of the proposed church, explained that the plan submitted is a Master Plan and includes all church and related activities that might occur in the future

Applicant's Rebuttal:

Mr. Walker voiced a concern that some of the listed uses might not be customary and accessory uses for a church. Mr. Walker also stated that he would be more inclined to approve only church use for Phase I, and let the applicant return to the Board for any building expansion and additional uses.

Protestants:

None.

Board Action:

On MOTION of TYNDALL, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Looney "absent") to **APPROVE** a **Special Exception** to permit church use only in an AG zoned district - **SECTION 310. PRINCIPAL USES PERMITTED IN AGRICULTURE DISTRICTS** - Use Unit 5; subject to approval of Phase I only, as depicted on the submitted site plan; subject to Health Department approval; and subject to all platting requirements being met; finding the use to be compatible with the surrounding area; on the following described property:

S/2, NW/4, SE/4 and the W/2, SW/4, SE/4, less beginning SE/c, W/2, SW/4, SE/4, thence north 135', southwest 168.26' to point 50' north SL SE/c thence west to point 50' north SW/c SE/4, thence south 50' east to Point of Beginning, Section 24, T-19-N, R-11-E, Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at 1:49 p.m.

Date Approved

2/2/93

Wayne Alberty
Chairman