

**TULSA COUNTY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 457**  
Tuesday, June 19, 2018, 1:30 p.m.  
Ray Jordan Tulsa County Administration Building  
500 South Denver, Room 119  
Tulsa, Oklahoma

**MEMBERS PRESENT   MEMBERS ABSENT   STAFF PRESENT   OTHERS PRESENT**

Charney, Chair	Crall, Secretary	Miller	T. Tosh, County
Hutchinson, V.Chair		Ulmer	
Dillard		Sparger	
Johnston			

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 14<sup>th</sup> day of June, 2018 at 8:21 a.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

After declaring a quorum present, Chair Charney called the meeting to order at 1:30 p.m.

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**MINUTES**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **APPROVE** the Minutes of May 15, 2018 (No. 456).

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Mr. Charney explained to the applicants and interested parties that there were only four board members present at this meeting. If an applicant or an interested party would like to postpone his or her hearing until the next meeting he or she could do so. If the applicant wanted to proceed with the hearing today it would be necessary for him to receive an affirmative vote from three board members to constitute a majority and if one or two board members voted no today the application fails. Mr. Charney stated that he will ask each individual case what their decision will be today because there are so many in attendance today, and asked the audience if they understood. The audience nodded their understanding.

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**UNFINISHED BUSINESS**

**2674—Timothy Borgne**

**Action Requested:**

Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District. **LOCATION:** 19501 West 41<sup>st</sup> Street

**Presentation:**

**Nathalie Cornett**, Eller & Detrich, 2727 East 21<sup>st</sup> Street, Tulsa, OK; stated that she would like to request a continuance on behalf of the client due to a death in the family.

**Interested Parties:**

**Carolyn Back**, KKT Architects, Director of Planning, 2200 South Utica Place, Suite 200, Tulsa, OK; stated she has no objections to the continuance due to the circumstances. Ms. Back did ask the Board to request the client present a site plan for their application request. The site plan should show placement of the proposed gun range on the property and the distance of the range to any surrounding properties.

Mr. Charney acknowledged the request and asked Ms. Cornett to request a site plan from the applicant. Ms. Cornett stated she would discuss this with her client.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **CONTINUE** the request for a Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District to the July 17, 2018 Board of Adjustment meeting; for the following property:

**SE/4 SEC 23-19-10; W/2 SW/4 SEC 24-19-10; NE NE SEC. 26-19-10 LESS 3.86 AC. FOR HWY; NW NE LESS BEG 1047.50S NWC NW TH NE113.78 S273.40 SWLY CRVRT 114.42 N312.02 POB SEC 26 19 10 39.273 ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

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**NEW APPLICATIONS**

**2686—Nathan Cross**

**Action Requested:**

Use variance to allow a warehousing use (Use Unit 23) in an AG District (Section 310). **LOCATION:** 2409 West 201<sup>st</sup> Street South

**Presentation:**

**Andrew Shank**, Eller & Detrich, 2727 East 21<sup>st</sup> Street, Suite 200, Tulsa, OK; stated that he has spoken with Mr. Nathan Cross and on behalf of an interested party he is requesting a continuance to the July meeting. Mr. Shank stated that Mr. Cross has no objections to the continuance request.

**Interested Parties:**

There were no interested parties present.

**Questions and Comments:**

None.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **CONTINUE** the request for a Use variance to allow a warehousing use (Use Unit 23) in an AG District (Section 310) to the July 17, 2018 Board of Adjustment meeting; for the following property:

**SE LESS 4.83AC E/2 E/2 SE FOR RD & LESS TR BEG 275E SWC SE TH N957 E957 S957 W957 TO POB SEC 10 16 12 134.14ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

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**UNFINISHED BUSINESS**

**2675—Rachel Brown**

**Action Requested:**

Use Variance to allow for an office use (Use Unit 11) to permit a counseling service in an AG District (Section 310). **LOCATION:** 11110 North 44<sup>th</sup> East Avenue, Sperry

**Presentation:**

**Rachel Brown**, 11110 North 44<sup>th</sup> East Avenue, Sperry, OK; stated the request is to be allowed a family counseling service on the subject property, RAM Counseling Services, LLC. Ms. Brown stated she lives on the property and has been in practice for seven years. She would have one counselor besides herself and they would see 20 clients a week, or five to eight clients daily between the two of them. There is a third counselor

that would be working on Fridays and Saturdays, depending on the week. The counseling services is equine and animal assisted therapy; i.e., horses, dogs, goats, etc. Ms. Brown stated that she has spoken to two people that are north of the subject property and they have no objections to her request.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **APPROVE** the request for a Use Variance to allow for an office use (Use Unit 11) to permit a counseling service in an AG District (Section 310) with a maximum of three counselors to operate on site at one time; for the following property:

**TR BEG 25S & 7W NEC SW NE TH W30 S103 E7 S862 W1289.13 S326.93 E1318.72 N1228.84 W7 N63 POB SEC 9 21 13 10.570ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

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**NEW APPLICATIONS**

**2678—Shane Edmondson**

**Action Requested:**

Special Exception to allow a Community Services & Similar Uses (Use Unit 5) in an AG District (Section 310) to permit a child nursery/child development center; Variance of the all-weather surface material requirement for parking (Section 1340.D). LOCATION: 6491 East 106<sup>th</sup> Street North

**Presentation:**

**Shane Edmondson**, 2910 East 88<sup>th</sup> Street South, Tulsa, OK; stated the subject site is located on the Northwest corner of 106<sup>th</sup> Street North and North Sheridan Road. Mr. Edmondson deferred his presentation.

**Dominique Lewis**, 13374 East 134<sup>th</sup> Street North, Collinsville, OK; stated she is the site director of the Delaware Child Development Center in Claremore. The facility is a full nurturing center. They teach the children to interact with nature. They will also serve freshly made from scratch food to the children.

**Kelsey** , 1879 South Armstrong, Bartlesville, OK; stated she is the Director of Education and Training in Bartlesville. The Delaware Tribe has three campuses; Claremore, Owasso, and the main campus is located in Bartlesville. The facility believes in a natural environment for the children, so the structures are made of wood and there are agricultural animals for interaction, i.e., cows.

**Tina McClintic**, 419 South Moore, Dewey, OK; stated she is the Site Director in Bartlesville. The facility believes in a natural environment for the children. The proposed facility will have double fencing; a natural wood fence around the perimeter of the property with another natural wood fence around the play area. The facility is funded by the Head Start program and the Delaware Tribe. The hours of operation will be 7:00 A.M. to 6:00 P.M. The peak times for drop off and pick up are from 7:30 A.M. to 8:30 A.M. and 4:00 P.M. to 5:00 P.M. The proposed site will be built in two phases. The first phase will be for one building, and the second phase will be for a 1,000 square foot storm cellar.

**Shane Edmondson** came forward and stated the building setback will be a minimum of 50 feet from the street. There will be a one-way loop drive that will be at least 350 feet from the intersection for drop off and pick up. The drop off times for the children are staggered so there should be no traffic back up. The outside deliveries, i.e., food, will be made by small trucks two or three times a month. The building will be on an aerobic system. Grounds lighting and parking lot lighting will be the minimum allowed by the Code requirements thus not causing excessive light pollution.

**Interested Parties:**

**Tracy Pipkin**, 7211 East 106<sup>th</sup> Street North, Owasso, OK; stated he lives ½ mile east of the subject property. He thinks this project could be a good fit for the corner and for the area, but he does have concerns about traffic. On March 15, 2016 the Board denied a rodeo going in. On October 18, 2016 the Board denied an RV park going in. On March 6, 2017 the road was closed for repairs and it did not last; Mr. Pipkin showed pictures of poor road conditions in the area. The road is in need of repair again and that still has not been addressed. Mr. Pipkin stated that he has heard that 116<sup>th</sup> Street North and 86<sup>th</sup> Street North are to be widened and if that does happen the traffic will use 106<sup>th</sup> Street North to get to Owasso. If the widening project does happen it will only increase the traffic and cause major traffic concerns for this dangerous intersection.

**Carl McCarty**, 10535 North Sheridan Road, Sperry, OK; stated he is opposed to this request. Mr. McCarty stated that 106<sup>th</sup> Street North will not support any more traffic because it is the route the emergency services use to get to both hospitals in Owasso and it causes traffic jams. Mr. McCarty stated he is also concerned about property values decreasing if this request is approved.

**Bruce Hoover**, 10322 North Sheridan Road, Sperry, OK; stated he is opposed to this request. Mr. Hoover believes this proposal is not a good use for the property. Mr. Hoover stated that he too has major concerns about traffic, especially an increase in the traffic.

**Charles Edwards**, 5911 East 106<sup>th</sup> Street North, Sperry, OK; stated he is opposed to this request. Mr. Edwards stated that he has concerns about fire and police protection in the area. There are thefts in the area and people are locking everything down and locking everything up because thievery has become rampant in the area, to the point that he had old metal piping stolen from his yard that was from a plumbing remodel in his house. Mr. Edwards stated that he is also concerned about the decrease in property values if this is allowed to go in.

**Debbie King**, 6804 East 106<sup>th</sup> Street North, Sperry, OK; stated her family has owned their land for over 80 years, and she has seen a lot of things happen in the area. Ms. King stated that she has serious concerns about traffic at that corner because it is very dangerous. People speed on the road, run the stop sign, and there have been serious wrecks. Ms. King believes that a commercial business and it is not the same as living in the country. Ms. King does not think this is a safe corner for children and she does not think it is a good fit for the area.

**Ken Heaberlin**, 6250 East 106<sup>th</sup> Street North, Sperry, OK; stated the subject property is zoned as AG land and it is not intended to be for commercial use. Mr. Heabardin stated that he too has traffic concerns, because the road is not designed to handle large amounts of traffic and it is a dangerous corner.

**Shawn Penn**, 6410 East 106<sup>th</sup> Street North, Sperry, OK; stated this request is not a good fit for the neighborhood. He believes the that property values will go down if this is allowed to be built. He also had concerns about the wildlife in the area because this proposal will be a danger to the area wildlife. Mr. Penn asked what will happen to his rights to hunt on his land if this center is allowed to be built and asked about his right to burn his trash on his land. Mr. Penn stated he is concerned about losing his personal rights if this center is allowed to go in.

**Mary Odom**, 10914 North Sheridan Road, Sperry, OK; stated she lives 1 ¼ mile North of the subject corner and has lived there over 40 years. During that time she thinks Sheridan Road has been resurfaced three times, and 106<sup>th</sup> Street has been resurfaced maybe once so the traffic concerns expressed are valid concerns. Ms. Odom stated that the picture she saw had 35 designated parking spaces so there must be a lot more people coming and going than what has been presented. Ms. Odom believes if this is approved this will open the door to more retail in the area and it would disrupt a style of living everyone is accustomed to.

**Les Riker**, 11051 North Sheridan Road, Sperry, OK; stated that he lives ½ mile north of the subject corner. Mr. Riker stated he has traffic concerns and light pollution concerns. There are many thefts in the area, so the center will eventually light up the grounds to deter theft. Mr. Riker stated if this request is approved it will be a stepping stone to other commercial businesses going in.

**Jennifer Cyiza**, 398449 West 4000 Road, Ramona, OK; stated she lives on 50 acres and she uses Delaware Child Development Center in Bartlesville. There is research that shows that it is important for children to have spaces where they can explore and open play. The people who will use the child care center are people that live in the area and they are already using the streets. The center is not a commercial property; the center has utilized small animals and have bought in that area, so they can bring that environment more to families. Ms. Cyiza stated that it is important that children learn how to deal with and live with wildlife from the country setting. It is important that our children cherish the Oklahoma Prairie and that is what the center is trying to teach. Ms. Cyiza stated that a commercial business will be paying taxes and will help the infrastructure. This is an added value to the community because educational facilities make property values go up not down.

Mr. Charney reminded the audience that it is the Board's responsibility to focus on land usage. He understands where the public is coming from, but he wants them to understand that the Code demands that the Board focuses upon the existing zoning and what the new use will actually be on the subject property.

**Rebuttal:**

**Shane Edmondson** came forward and stated that by Code this use is not prohibited, but as a Special Exception each request is to be taken case by case as long as it fits within agricultural and fits in with the spirit of the Code. Mr. Edmondson stated that traffic concerns are valid concerns, and he has already been asked to see what the ability is to do the infrastructure improvement. Studies show that home values do increase with educational facilities in place. This is a non-profit organization solely for the use of children, so it is not a QuikTrip. The building is not on the corner, it is set back. There are two hospitals within three miles and there will be an emergency plan in place. All personnel will have to go through training to understand what the emergency procedures are if something does happen. Safety is the number one concern at the center. The property is rural but it is very close to a hospital so that is one of the reasons it was chosen. The center will need to meet Code to receive a permit to build, so engineering will be required, and water studies will be done. The wildlife will be disturbed, and they will move out. The property will be cleaned up and will be landscaped, and there will always be animals there. Mr. Edmondson stated that it would be dangerous to have a set up that could not handle the car flow, so studies have been done on the two existing facilities and that is how the flow was determined, and the parking spaces are by Code. Occupancy requires all the parking spaces that the facility may not need. Mr. Edmondson stated there is a need for this facility because there is a lack of child care in the area.

Mr. Dillard asked Mr. Edmondson who currently owns the subject property. Mr. Edmondson stated the Delaware Child Development Center owns the property. Mr. Dillard asked Mr. Edmondson if he had stated previously that the facility is a 501-C3. Mr. Edmondson answered affirmatively.

**Carl McCarty** came forward and stated that the traffic has become a nightmare in the area so much so that he has to back into his driveway, so he can see the traffic when leaving his property.

Mr. Charney asked Mr. Edmondson why he sought a Variance on the hard surface requirement for parking. Mr. Edmondson stated the Variance was filed with the assistance of the INCOG staff. Ms. Ulmer stated there is overflow parking designated on the site plan that did not have all-weather surface parking, so the Variance request does not cover the entire parking, only the overflow parking.

**Comments and Questions:**

Mr. Johnston stated that he was undecided. This area is a corner lot and one day that corner will be something. This particular use it is close to residential and it will maintain the natural amenities for the neighborhood. Traffic is traffic.

Mr. Hutchinson stated that he can support the request. This is a ten-acre tract on a hard corner. In the Comprehensive Plan almost every hard corner is commercial, and this is the most less intrusive application that can go on the subject corner. This is a main thoroughfare, and the worst part about this is being the first application for the area regarding development.

Mr. Charney stated that he has lived in the Owasso area his entire life and cares immensely for the entire community. Virtually every corner within the Comprehensive Plan shows every corner as having a potential commercial use. Traveling eastward, outside the current city limit of Owasso, the overall Comprehensive Plan has gone almost to the Port and the corner have future commercial concepts designated. It is the planning norm, that the arterial streets will have some day some sort of commercial use. The concerns can be lumped into two categories. One is changing the more rural agricultural nature of the area, and the other is significant traffic concerns. Regarding traffic, there has been a lot of good occur with a new user that has significant capacity, and there are means by which to get that addressed.

Mr. Dillard stated when monetary values are looked at regarding property that is a supposition. Property values increase when there is an educational opportunity in the area, and that has been seen over and over. This will improve the area, but it will not improve the tax base. When people start using the facility it may cause the County Commissioners to study the intersection to make it better for the traffic, because there are medical facilities close by too.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **APPROVE** the request for a **Special Exception** to allow a Community Services & Similar Uses (Use Unit 5) in an AG District (Section 310) to permit a child nursery/child development center, subject to the site plan as submitted at today's meeting; for the following property:



**SE SE SE SEC 10 21 13 10ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston “aye”; no “nays”; no “abstentions”; Crall “absent”) to **APPROVE** the request for a Variance of the all-weather surface material requirement for parking (Section 1340.D). The required parking spaces per Code will have hard surfaces, and the overflow parking spaces only will not be required to have hard surfaces; for the following property:

**SE SE SE SEC 10 21 13 10ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2679—Jason Jacobs**

**Action Requested:**

Special Exception to permit a firework stand (Use Unit 2) in an CS District (Section 710); Special Exception to permit an automobile sales and service use (Use Unit 17) in a CS District (Section 710). **LOCATION:** 2404 South 265<sup>th</sup> West Avenue

**Presentation:**

**Sherry Jacobs**, 5050 E. Lee Terrace, Sand Springs, OK; stated she has owned the convenience store business since 1999. She would like to convert the area adjacent to the store into the automobile sales lot and place the firework stand on the side of the building.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, to **APPROVE** the request for a Special Exception to permit a firework stand (Use Unit 2) in an CS District (Section 710); Special Exception to permit an automobile sales and service use (Use Unit 17) in a CS District (Section 710), subject to a five-year time limit, June 19, 2023; for the following property:

**PRT SW NE BEG 491.05N SWC NE TH N631.92 NELY435.36 SWLY338.99  
SW255.71 SWLY214.45 POB SEC 18 19 10 3.70ACS, OF TULSA COUNTY, STATE  
OF OKLAHOMA**

**2680—Justin Melton**

**Action Requested:**

Variance to increase the allowable square footage for a detached accessory building(s) (Section 240.2); Variance to allow a detached accessory building in the front yard (Section 420.2). **LOCATION:** 4275 South 61<sup>st</sup> West Avenue

**Presentation:**

**Justin Melton**, 703 Tobago, Sand Springs, OK; stated he purchased three acres in the Berryhill area and having a house built on the property that is now about 80% complete. He would like to build a detached garage, so he could have a place to park his daughter's car, his boat, his four-wheeler, etc.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **APPROVE** the request for a Variance to increase the allowable square footage for a detached accessory building(s) (Section 240.2); Variance to allow a detached accessory building in the front yard (Section 420.2). The Board finds the hardship to be the unique long shape of the subject lot being several hundred feet in depth; for the following property:

**BEG 660S & 30E & 158.75S NWC NE NW TH S158.75 E634 N158.75 W634 POB SEC 29 19 12 2.31ACS, THE MEADOWS ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2682—Joseph Hull**

**Action Requested:**

Use variance to permit an Agriculture use (Use Unit 3) in an RE District; Use variance to permit a Storage use, Not Elsewhere Classified (NEC), (Use Unit 23) to permit a pole barn (Section 410). **LOCATION:** 13103 West 40<sup>th</sup> Street South

**Presentation:**

**Joseph Hull**, 1717 South Cheyenne, Tulsa, OK; stated he is the attorney for the applicant. This is a five-acre tract located at the corner of West 40<sup>th</sup> and 129<sup>th</sup> in the Prattville/Sand Springs area. The subject property is currently zoned RE and has no improvements on it currently. The property is surrounded by AG on the north and by RE on the south, west and east. The owners of the property are from Texas and they are moving here to take a new job. The owners would like to build a house on the

property and raise their show goats. Most of the property owners in the area have pole barns and they are similar to what is being applied for. The property owners, both in the RE and the AG districts, have various types of animals. Mr. Hull stated that his clients would like to erect the pole before the house is built so they will have a place to store their belongings and their 12 goats will have a place. His clients will be here around the end of July, they plan on starting construction on the house by November 1<sup>st</sup> and think it will take 12 to 16 months to complete construction.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **APPROVE** the request for a Use variance to permit an Agriculture use (Use Unit 3) in an RE District; Use variance to permit a Storage use, Not Elsewhere Classified (NEC), (Use Unit 23) to permit a pole barn (Section 410), subject to the residential house and the pole barn permits to be obtained at the same time; for the following property:

**W 330 OF N 660 OF S 1370 OF E/2 SE SEC 21-19-11, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2683—Lonnie Basse**

**Action Requested:**

Special Exception to permit a firework stand (Use Unit 2) in an AG District (Section 310); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** East of the NE/c of North 129<sup>th</sup> East Avenue and East 86<sup>th</sup> Street North

**Presentation:**

**Lonnie Basse**, 5401 West Skelly Drive, Tulsa, OK; stated the last time he came before the Board there was a five-year approval on this subject property. He would like to receive approval again to continue the firework stand.

Mr. Charney asked Mr. Basse if the City of Owasso or anyone else ever spoken to him about the stand. Mr. Basse answered no.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **APPROVE** the request for a **Special Exception** to permit a firework stand (Use Unit 2) in an AG District (Section 310); **Variance** of the all-weather surface material requirement for parking (Section 1340.D) finding that it is not injurious to the neighborhood and find it is in conformity with a consistent long-term use. The approval is subject to a limit of five years, June 19, 2023 ; for the following property:

**BEG SWC SE SW TH N550 E411.44 S550 W POB LESS S60.01 THEREOF FOR RD SEC 21 21 14 4.628ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2684—Lonnie Basse**

**Action Requested:**

**Special Exception** to permit a firework stand (Use Unit 2) in an AG District (Section 310) and an IL District (Section 910); **Variance** of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** South of the SW/c of West 2<sup>nd</sup> Avenue and Highway 169

**Presentation:**

**Lonnie Basse**, 5401 West Skelly Drive, Tulsa, OK; stated this firework stand is located on the west side of Highway 169 on the service road. The area is undeveloped and there are no access problems.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **APPROVE** the request for a **Special Exception** to permit a firework stand (Use Unit 2) in an AG District (Section 310) and an IL District (Section 910); **Variance** of the all-weather surface material requirement for parking (Section 1340.D), subject to a time limit of five years, June 19, 2023. Finding that the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood; for the following property:

**BG 145.2' W NE C SE W 643.8' S 711' W 531' S 19' W 470' ON GRV TO LF 793.6' E 1173.6' N660' E 10' N 660' TO BG SEC 31-21-14 OWASSO TWP, JONESVILLE, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2685—Amber Post**

**Action Requested:**

Special Exception to permit an event center (Use Unit 19) in the IM District (Section 910). **LOCATION:** 6752 North 113<sup>th</sup> Avenue East

**Presentation:**

**Amber Post**, 9010 North 135<sup>th</sup> East Avenue, Owasso, OK; stated this event center is needed in Owasso to keep people from going to Tulsa. She and her husband have an inflatable bounce house business run for birthday parties. This will be for community events and there is no other place like that in Owasso. She would also like to have the option of holding weddings and receptions to keep them in Owasso, but it will not be basis of her business.

Mr. Charney asked Ms. Post if there was a specific spot on the 51 acre tract that she will build the event center. Ms. Post stated that she will be using the front three acres for the event center because the rear portion of the 51 acres is a flood plain.

Mr. Hutchinson asked Ms. Post if she was going to raze the existing house on the property. Ms. Post stated there is a house, a trailer and a barn on the property and they all will be removed.

Mr. Charney asked Ms. Post if she would be using a temporary structure or a permanent structure as the event center. Ms. Post stated that it will be a permanent structure made of steel.

Mr. Charney asked Ms. Post if there would be sufficient parking for all the events held at the center to keep the traffic from parking on the service road. Ms. Post answered affirmatively. Ms. Post stated that she is required to have 89 parking spaces which should be sufficient.

Mr. Hutchinson asked Ms. Post how large of a building she was going to construct. Ms. Post stated that her plans are for a 20,000 square foot metal building.

**Frank Post**, 9010 North 135<sup>th</sup> East Avenue, Owasso, OK; stated the proposed metal building will be similar to the soccer building that is located on Highway 20, but it will be turned horizontally to the road. There will be stone and landscaping on the front of the building with the back remaining a metal building.

**Interested Parties:**

**Pam Mays**, 6338 North 113<sup>th</sup> East Avenue, Owasso, OK; stated she is concerned about how large the events will be and the type of events that will be held there.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Crall "absent") to **APPROVE** the request for a **Special Exception** to permit an event center (Use Unit 19) in the IM District (Section 910), subject to conceptual plan 10.5 of the agenda packet. The building is to have a stone or rock façade on the east face which faces Highway 169. There is to be a professional landscape package along the front of the building; for the following property:

**THE S 438 FT and the W 281 FT of the N/2, SE/4, SE/4, Sec 31 T 31N, R 14E of the I.B.M. Tulsa County, State of Oklahoma, less and except U.S. Highway 169 right of way, and containing 2.82 acres, OF TULSA COUNTY, STATE OF OKLAHOMA**

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**OTHER BUSINESS**

None.

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**NEW BUSINESS**

None.

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**BOARD COMMENTS**

None.

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There being no further business, the meeting adjourned at 4:34 p.m.

Date approved: 7/17/18  
David E. Charney  
Chair