

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 524
Tuesday, October 17, 2023, 1:30 p.m.
Williams Tower 1
1 West 3rd Street, St. Francis Room

Members Present	Members Absent	Staff Present	Others Present
Charney, Chair	Houston	S. Tauber	Mihelich - Legal
Hicks		J. Hoyt	
Hutchinson, V. Chair		C. Pate	
Tisdale			

The notice and agenda of said meeting were posted at the County Clerk’s office, County Administration Building, October 6, 2023, at 9:29 a.m. as well as in the Office of INCOG, 2 West Second Street, Suite 800.

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

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Mr. Charney stated that they are typically a five-person Board, however, only four members were there today. He mentioned that we have a large agenda and asked that everyone keep their comments brief and courteous.

Mr. Hoyt read the rules and procedures for the Board of Adjustment Public Hearing.

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On **MOTION** of **HUTCHINSON**, the Board voted 3-0-1 (Charney, Hicks, Hutchinson, all “aye”; no “nays”; Tisdale “abstained”) to **APPROVE** the Minutes of August 15, 2023 (Meeting No. 522).

On **MOTION** of **TISDALE**, the Board voted 3-0-1 (Charney, Hutchinson, Tisdale all “aye”; no “nays”; Hicks “abstained”) to **APPROVE** the Minutes of September 19, 2023 (Meeting No. 523).

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UNFINISHED BUSINESS

The items below with an * by them was originally scheduled to be heard at the **CANCELLED** meeting for September 19, 2023.

CBOA - 2694-A - William Vernon Bearden Jr. *

Action Requested:

Modification to a previously approved Special Exception (CBOA-2694) for a firework stand (Use Unit 2) to extend the time limit (Section 310). **Location:**
17137 S Mingo Rd

Presentation:

Carol King, 13817 East 205 Street South, Bixby, Oklahoma, 74008, stated that she is representing Mr. Bearden. They would like to extend the fireworks stand Special Exception for another 5 years.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Tisdale asked for the hours of operations.

Ms. King stated that they start 10 days before July 4th, and the hours of operation were from 11:00 a.m. to 10:00 p.m.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **APPROVE** a Modification to a previously approved Special Exception (CBOA-2694) for a firework stand (Use Unit 2) to extend the time limit (Section 310). The conditions are that the dates and hours of operation are to remain the same as previously maintained per the Conceptual Plan shown in our Agenda packet with a 5-year renewal of October 17, 2028.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, for the following property:

W/2 NW & SE NW LESS BEG NWC NW TH S65 E1155.3 SE20.6 E130 N70 W TO POB & LESS W24.75 FOR RD SEC 31 17 14 116.380ACS, Tulsa County, State of Oklahoma

CBOA - 3091 - Timothy Merrill *

Action Requested:

Use Variance to allow Use Unit 15, Other Trades and Services to permit a personal shop building as the primary use (Section 410). Variance of the street frontage from 30' to 0' (Section 207). Variance for size of an accessory building in an RS district from 750 sf (Section 410). **Location:** 4315 W 46th St S

Presentation

Timothy Merrill, 4316 West 45th Street, Tulsa, Oklahoma, 74107, stated that he was back to reiterate that he was not interested in a lot combinations of his two properties. He wanted to build his hobby shop on the vacant lot and not build a house on it at this time, but those were his future intentions.

Mr. Charney stated that he remembered this case and that they had encouraged the applicant to combine the two lots.

Mr. Hutchinson stated that if the Board let him build the shop with the understanding that he had two years to build the house, and then Mr. Merrill did not build a house, it would put the Board and the County at risk. The County would have to make him tear the building down.

Mr. Charney stated that this is supposed to be an accessory building to a house. Therein lies the dilemma. There also needs to be maintained public access to the lot. When the Board reduces the frontage needed there needs to be proper ingress and egress. There is no clearly defined legal access to this property. Combining your two properties is the legal way that the law will let us permit a structure that is to be an accessory to a residential dwelling unit. It is a RS Zoned property, and these are the rules of the law that govern that zoning.

Mr. Hutchinson asked what the stated hardship for these variances was.

Mr. Merrill stated that the hardship is that he is not able to park his truck in his garage. He felt though if his only option was to combine the properties, then that is what he would do.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Charney stated that if the lots are combined and there is no issue with the frontage this Board can view this as an accessory building to a dwelling unit.

Mr. Hoyt stated that if the lots were combined it would eliminate all but one Variance. Only the size of the 750 square feet would apply.

Mr. Charney stated that this matter would need to be Continued then until the 11-21-2023 meeting to give the applicant to change his request to a Lot Combination with a Variance with the necessary paperwork.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **CONTINUE** this case to give the applicant an opportunity to change this to a Lot Combination and bring documentation until the next County Board of Adjustment meeting on November 21, 2023.

LT 2 BLK 2, YARGEE HOMESITE ADDN, Tulsa County, State of Oklahoma

CBOA - 3092 - Patrick Starkey *

Action Requested:

Special Exception to permit a manufactured home in the RS district (Section 410) and a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208). **Location:** 737 E 63rd St N

Presentation:

Patrick Starkey, 737 East 63rd Street North, Tulsa, Oklahoma, 74126, stated that he was speaking for him and his father. They wanted to move a modular home onto the property. There is one existing house on the lot. There is a previous trailer, and they plan to remove it.

Mr. Charney stated that it was important to the Board that the older trailer be removed from the lot.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Hutchinson stated that he could support this especially with the older trailer being removed.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **APPROVE** a Special Exception to permit a manufactured home in the RS district (Section 410) and a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208), with the conditions that all skirting, tie downs, hard surface parking requirements be done, all DEQ requirements for the septic system, and that the old trailer must be removed off of the lot.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

**W/2 LT 8 & ALL LTS 9 & 10 BLK 9, NORTH TURLEY ADDN, NORTH TURLEY 2ND
ADDN, Tulsa County, State of Oklahoma**

CBOA - 3095 - Wendell Brewer *

Action Requested:

Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410). **Location:** 412 W 61st St N

Presentation:

Kylen Brewer, 1008 West Tecumseh Street, Tulsa, Oklahoma, 74127, stated that was there to speak for Wendell Brewer. Wendell Brewer wants to place a storage building on the site so that he can store his materials while he builds his home.

Mr. Hicks asked what the structure would be like on the exterior.

Mr. Brewer stated that it will be a small barn structure made of prefabricated materials. Wendell Brewer is still working on how he wants his home to look.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Charney stated that as with the case before this, it is important that the storage and the home be built simultaneously or close to simultaneously. When it is residentially zoned, there are restrictions. We would like you to discuss this with Wendell Brewer and come back to us with his answer.

Ms. Tosh stated that the County does not have many of those remedies to check on someone fulfilling their conditions unless someone calls in to complain.

Mr. Hutchinson and Mr. Charney stated that they would each be more comfortable supporting this if it was simultaneously done.

Mr. Hoyt pointed out that if it is done simultaneously, the structure would have to be less than 750 square feet or there would need to be a new Variance.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **CONTINUE** the Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an RS District (Section 410) until the County Board of Adjustment to on December 19, 2023.

LT 1 BLK 1, VINING ACRES, Tulsa County, State of Oklahoma

CBOA - 3096 - Tillman Infrastructure *

Action Requested:

Special Exception to permit a 273 ft. Wireless Communications Tower (Use Unit 4 - Public Protection and Utility Facilities) in an AG district (Section 1204.3); and a Special Exception to reduce the required tower setback (110% of the tower height) from 300 ft to 129 ft (Section 1204.3). **Location:** 20014 S 129th E Ave

Presentation:

Greg Ferris, P.O. Box 573, Wichita, Kansas, 67201, stated that he represented Tillman Infrastructure, the tower owner and AT&T Wireless who is seeking a tower here. He has presented the Board with a letter that outlines all the conditions that the Board must find to approve this Special Exceptions. You also have the cell coverage maps. There is no coverage in the area. There is no tower within three miles of this location. This area needs service. The landowner would not like it to be pushed all the way back on his property for future development. There also is a letter from an Oklahoma certified engineer that states that the tower would not fall outside the parameter of that property line.

Mr. Hutchinson asked if this structure would have guy wires.

Mr. Ferris stated that it would not.

Interested Parties:

Keith Driver, 716 East 39th Street North, Tulsa, Oklahoma, 74106, stated that they thought that they owned the property in question, and they were not aware of the lease they are referring to.

Francis Driver, 19707 South 129th Street, Bixby, Oklahoma, 74008, stated that is where she and her mother live.

Melissa McKee and Stanley Sefcik, 19820 South 129th East Avenue, Bixby, Oklahoma, 74008, stated her brother-in-law is the actual owner of the land. The Driver's land is to the East of this piece of this land and across the street from the lease space. The Variance of 300' does encroach on their property. Our home is next to this property and we are closer than the 700 feet and we object because of the lack of proper setback. It is injurious to their property value and the landscape. There is a need for a cell tower out there, but they do not want to look at it from our home. This is a 65-acre tract of land with only one trailer home on it. They propose that it be moved at least another 200 feet to the south, giving them their required Variance and giving them the view, they desire and currently have at this time.

Stanley Sefcik, same address as Melissa McKee stated that this was his brother's property, but this is right on their only access road.

Jessica Spitale, 206 Margaret Court, Beulaville, North Carolina, 28518, stated that one of the questions that she had for the applicant was the stand off distance for the wavelength is.

Rebuttal:

Mr. Ferris stated that he had a couple of things to address. 1) Communications study shows that these operate at 1.6 megahertz. A remote for a television is 2.5 megahertz, a microwave oven is 2.8 megahertz, and a cell phone is 2.2 megahertz. So, the standoff distance is minuscule. 2) A national appraisal company study shows that there is no issue with their property value. People care more about their ability to access their cell phones, internet, and their handheld devices.

Mr. Charney asked if there was a location on this mother tract that would no longer need a Special Exception, would they be interested in doing so.

Mr. Ferris stated that he would have to go back to AT&T, Tillman, and the landowner to discuss an alternate location. It would probably need to be a 60-day Continuance.

Comments and Questions:

Mr. Hicks and Mr. Ferris discussed the footage to the road.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **CONTINUE** a Special Exception to permit a 273 ft. Wireless Communications Tower (Use Unit 4 - Public Protection and Utility Facilities) in an AG district (Section 1204.3); and a Special Exception to reduce the required tower setback (110% of the tower height) from 300 ft to 129 ft (Section 1204.3) until the December 19, 2023 meeting of the County Board of Adjustment.

S/2 SE LESS N200 E544 THEREOF & LESS BEG 200S NEC S/2 SE TH W544 N200 W906 S380 E400 N130 E1050 N50 TO POB SEC 8 16 14 70.5ACS, Tulsa County, State of Oklahoma

CBOA - 3097 - Christina Rybacki *

Action Requested:

Variance to permit two dwelling units on a single lot of record in an RS district (Section 208). **Location:** 3744 S 63rd W Ave

Presentation:

Christina Rybacki, 3744 South 63rd West Avenue, Tulsa, Oklahoma, 74107, stated she would like to run plumbing, water, and electricity to a pre-existing metal structure on their land so that her mother can move in. The building is 20 feet by 30 feet.

Mr. Hutchinson asked if this was on a septic system.

Ms. Rybacki stated that she was told that her septic system is large enough to handle this being added to it. There is a pad and a carport for this dwelling for two cars.

Ms. Tosh stated that it is not another bedroom, but another dwelling unit. DEQ is specific that each dwelling unit must have its own system. They will also have to have separate meters for each dwelling unit.

Mr. Hutchinson stated that he could support this if all the DEQ regulations were addressed.

Interested Parties:

No interested parties were present.

Comments and Questions:

None

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **APPROVE** a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208) subject to the conditions that the applicant must meet the DEQ requirements, and have separate septic and utilities for the additional dwelling.

The hardship is the lot is several times larger than the minimum.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

LT 6 BLK 1, PLEASURE ACREAGE, Tulsa County, State of Oklahoma

CBOA - 3098 - Cristina Bejar *

Action Requested:

Special Exception to permit a manufactured home in the RS district (Section 410)

Location: 5886 S. 81st W. Ave.

Presentation:

Cristina Bejar, 1274 North 234th Street West, Haskell, OK, 74436, stated that she would like to move a mobile home onto her property for her parents. She stated that she had talked to her neighbors and none of them had any concerns about it.

Mr. Charney stated that it would be important to the Board that it have proper skirting, the necessary tie downs, and a hard surface parking for a vehicle. The sewer would have to be connected to the sanitary system or if it is septic meet any DEQ requirements.

Interested Parties:

No interested parties were present.

Comments and Questions:

No comments or questions.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **APPROVE** a Special Exception to permit a manufactured home in the RS district (Section 410) subject to the following conditions that it be tied down, skirted, have hard surface parking and meet all DEQ requirements.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, for the following property:

TR 100 X 660 ON W SIDE NE NE SW SEC 31-21-13, GOLDEN HILL ADDN, Tulsa County, State of Oklahoma

CBOA - 3099 - Anna Owens *

Action Requested:

Special Exception to permit a manufactured home in the RS district (Section 410)

Location: 1700 E 71st St N

Presentation:

Tyler Rosson, 5846 81st West Avenue, Tulsa, Oklahoma, 74128, stated that they were going to be replacing a structure that has been damaged by storms and termites with a manufactured home.

Interested Parties:

No interested parties were present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **APPROVE** a Special Exception to permit a manufactured home in the RS district (Section 410) subject to the following conditions that it be tied down, skirted, have hard surface parking and meet all DEQ requirements.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, for the following property:

W211.10 E236.20 S/2 S/2 NE SE SE SEC 36 19 11.80AC, Tulsa County, State of Oklahoma

CBOA - 3100 - Edward Kempf Jr. *

Action Requested:

Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E) **Location:** 6512 W 34th St S

Presentation:

Jessica Spitale, 206 Margaret Court, Beulaville, North Carolina, 28518, stated that she was there speaking on behalf of Edward Kempf, Jr. They are requesting a Variance to permit a detached accessory building. Her father moved all his shop items into their garage after he retired, and they are unable to park and use the inner ramp to enter. Both of her parents are disabled and need access to the ramp. Her father wants to move all his shop items into this accessory building. They have a contract that is pending upon the permit for a concrete pad and a metal enclosed frame with a sheet metal frame. It will be 24 feet by 31 feet with 11 feet height. Ms. Spitale stated that there have been no objections from the neighbors.

Interested Parties:

No interested parties were present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **HICKS**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **APPROVE** a Variance to permit a detached accessory building in the RS district to be greater than 750 sf of floor area (Section 240.2.E), subject to the following conditions that it be the size the applicant presented to the Board. The hardship being that the site is large and would not be overbearing to the site.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

E/2 N/2 S/2 NE SE NE LESS N25 FOR ST SEC 19 19 12 1.06ACS, Tulsa County, State of Oklahoma

CBOA - 3101 - Yandy Marino *

Action Requested:

Special Exception to permit Use Unit 17, Automobile and Allied Activities in a CS zone (Section 710). **Location:** 6004 W 21st PI

Presentation:

Yandy Moreno, 2005 North Seventh Street, Broken Arrow, Oklahoma, 74012, stated that he leased the shop. It was a mechanical shop before then and they are trying to change it over to convert it to an auto sale business. There is no heavy mechanical work being done. We will change a tire or do some light work; it is going to be all sales. He stated that he had spoken to the neighbors, and they did not have any issues.

Interested Parties:

No interested parties were present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **APPROVE** a Special Exception to permit Use Unit 17, Automobile and Allied Activities in a CS zone (Section 710).

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, for the following property:

LT 3 BLK 8, SECOND WEST TULSA VIEW ACRES SUB, Tulsa County, State of Oklahoma

CBOA - 3102 - Luis Raul Hernandez Galindo *

Action Requested:

Special Exception to permit a manufactured home in the RS district (Section 410)

Location: 6314 N Trenton Ave

Presentation:

The applicant was not present.

Interested Parties:

No interested parties were present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **CONTINUE** a Special Exception to permit a manufactured home in the RS district (Section 410) until the November 21, 2023, County Board of Adjustment meeting.

LT 13 BLK 3, PHILLIPS FARMS ADDN, Tulsa County, State of Oklahoma.

CBOA - 3103 - Brent Properties/Taylor Williams *

Action Requested:

Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 3345 W 111th St S

Presentation:

Jon Brent, 3345, West 111th Street South, Jenks, Oklahoma, 74037, they want to take down an existing house and want to build another house. Then we were told that the house is zoned Agriculture and AG needs to be 2.1 acres per dwelling unit that the land is about 1.15 acres. The proposed house will be around 3,400 square feet.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Charney stated that he thought it sounded like a good plan to improve the house and improve the area.

Board Action:

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **APPROVE** a Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) subject to no conditions. The hardship being the death of the previous landowner in an older home.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

2 ACRES IN SW COR SW LESS W 125 SEC 27- 18-12, Tulsa County, State of Oklahoma

CBOA - 3104 – Paula McGuire *

Action Requested:

Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 12025 E. 111 St. N.

Presentation:

Paula McGuire, 605 Cross Timbers Boulevard, Sapulpa, Oklahoma 74066, stated that there is an associated lot split that we have on file right now. They are going to build a second house on the lot that split. It is a 3-acre parcel in the middle of a subdivision.

Mr. Hoyt confirmed that there is an associated lot split that is on file. They need the reduction of the area to permit that lot split.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Charney stated that he knew the area and he thought it would be a good use.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **APPROVE** the Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) to permit the construction of a home on this remaining track that is less than the required amount of land pursuant to the lot split approval that has been previously filed with the finding that given the location of this tract, what is around it, and the still large nature of the of the of the separated track, that it would be hardship to not permit this particular new construction to occur on that lot. If we had a literal enforcement of the code, it would create a hardship we would not want to create and that doing this would not be detrimental to the public good or impair the purposes spirit or the intent of the code.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

N/2 SE SE NW LESS W175 THEREOF SEC 8 21 14 3.698ACS, REMINGTON PLACE II, Tulsa County, State of Oklahoma

CBOA - 3105 – Peter Gilstrap *

Action Requested:

Special Exception to permit a Church with accessory cemetery in the AG district (Section 310). **Location:** N of NWC S 67th W Ave & W 25th St S

Presentation:

Peter Gilstrap, 9612 North 157 East Avenue, Owasso, Oklahoma, 74055, stated that his wife and sister inherited it, and we bought the sister out. Their church is growing, and they want to give this property to the church which is an Orthodox church with six families attending. They have been clearing off the lot. He has a new site plan that is tied to an existing site plan. There will be a multi-use facility which would be the phase 1 building. It is a little less than 9 acres, and the cemetery use would be about a quarter of an acre. They have had a few interactions with their neighbors and had a public meeting at Chandler Park. He submitted a few exhibits before the meeting.

Interested Parties:

Royal Gillean, 6511 West 25th Street, Tulsa, Oklahoma, 74107, stated that his property was East of the property in question. 1) A septic field from the house across the street is on this property. He has gotten DEQ involved four times in the past few years because of sewer from this running on his property. 2) Years ago, they hauled in loads of dirt and changed the flow of water, and he ended up getting more water on his property. He is concerned that the flow of water will increase with a new parking lot and buildings. 3) There used to be a 6-to-9-foot creek that ran along the back of this property and some people filled it up. The water run-off from Chandler Park is still there, but the creek is not. There are sink holes and a lot of run-offs and he does not want that to come to his property. 4) This does not seem to be a congregation church; it is a private and a private cemetery. He would want a shield wall between his property and their property before any construction was started.

Mr. Charney stated that a lot of times people think that the approval of land use with this Board is not a stamp of approval for the engineering issues involved. The land use may be appropriate for a church or not, but they would not condone anything that increases any further storm water over what it is now. It is not permitted by law.

Charles Franklin, 2380 South 65th West Avenue, Tulsa, Oklahoma, 74107, stated that he owns two properties adjacent to the property in question. On one of these properties there is a road that he owns title to that goes back to two houses. He does not want excess traffic on a road that he has to maintain. The cemetery would affect property values.

Mr. Charney stated that they would not be able to go across private property.

Randy Martin, 3114 South 59th West Avenue, Tulsa, Oklahoma, 74107, stated that he had known about this proposal for awhile and he was not opposed to a church. After meeting with the Gilstrap's, he had to oppose due to the hardship of the water run-off. If they cannot continue as a church, it would still leave the cemetery and the maintenance would be left to the County of Tulsa to maintain it. The street there is barely wide enough for one vehicle and that is where their church ingress and egress would be. They would be coming off 25th Street. That would cause undue hardship.

Junior Cordel, 6520 West 25th Street, Tulsa, Oklahoma, 74107, the road is in disrepair and has been for several years and heavy equipment will destroy it. The land on this property is solid rock where they want to put the cemetery.

Martha Blaylock, 2328 South 65th Street, Tulsa, Oklahoma, 74107, stated that her concern is that she lives on the East side of this property on 65th Street. Her concern is the road access back to where they are proposing the cemetery.

Kendra Coleman, 6534 West 25th Street, Tulsa, Oklahoma, 74107, stated that she was there speaking for her mother-in-law and her concern was that their lateral lines run underneath 25th Street where they want to put the parking lot.

Stephanie David, 6717 West 25th Street, Tulsa, Oklahoma, 74107, stated that her property is on the Southwest corner of this property in questions. She thought that when they do an engineering study, that will correct a lot of the issues and reduce the run-off water. She knows this couple, Peter, and his wife, and knows how polite they have always been to their neighbors. She really feels like a lot of the concerns are going to be taken care of the regulations.

Rebuttal:

Mr. Gilstrap stated they had not had a survey yet or a Geotech survey. There is a lot still to be done. The big issue of traffic is part of the exhibits that he provided. The traffic would be once or twice a week. It is his understanding that they have the right to use the easement, but not as part of church traffic, which was not the plan. We are open on Saturday evening at 6:00 p.m. for about 2 hours and Sunday morning around 9:15 a.m. and people stay until around 1:00 p.m. There are a few dates throughout the year such as Christmas and a few other days, but not on a typical week.

The site plan is for when they are 100% finished. The parsonage may move, but the multi-purpose building, the worship center, and the cemetery will be where they have them on the plan.

He is not allowed to dig up the septic lines, but they can maintain them in that area is his understanding. There is probably more to it than he knows currently. There is not anything planned where they are located because of the setback.

The big push here is that this gives us an opportunity for a small congregation to grow into something and at the same time it rehabilitates family property by getting rid of all the junk.

Mr. Charney asked if the church could exist without the cemetery.

Mr. Gilstrap stated the cemetery goes along with the church use. There is not a consecrated cemetery for their members to be buried in Tulsa anywhere close by. This would provide this for their parishioners.

Mr. Charney stated that from the Boards role these are two different issues.

Mr. Hoyt stated that it was his assumption that the cemetery would be an accessory use to the church as a matter of right.

Ms. Tosh stated that the County has had cemetery uses before that have come up mainly when there was not a church involved, but there are a lot of state mandated issues, licenses, and certifications so they have bowed to that.

Mr. Charney stated that Use Unit 5 before us today in the staff's opinion. Ms. Tosh and Mr. Hoyt agreed with him.

Mr. Charney stated that Use Unit 2 is not necessarily before us today to do a vote on.

Mr. Mihelich stated that he was unfamiliar with religious land use.

Comments and Questions:

Mr. Hicks stated that there are 55 parking spaces when they have completed the project.

Mr. Charney stated that he wanted to reflect that he wanted the protection of the Board. He does not know the act that could be sited requires of the Board. He was going to suggest that the Board take these separately.

Mr. Tisdale asked if by separating the two (Use Unit 2 and Use Unit 5) do we create another problem.

Mr. Charney stated that he felt the Board should start with the church use and analyze it first. They may want to get legal counsel on the cemetery use.

Mr. Hutchinson stated that he was fine with the church's use. The road needs to be dealt with first.

Mr. Hicks stated that he did not have any concerns about the church use; his concern and he thought it would get worked out as they worked through the process to find out what all was involved with a traffic study and the water run-off.

Mr. Charney stated that trying to separate all the legitimate concerns of the neighbors. If it would be injurious to the neighborhood is the test for a Special Exception. He would welcome input from counsel.

Mr. Mihelich stated that he would prefer to bring up what he had found in a private setting.

Mr. Charney stated that the Board would take a recess for ten minutes and hear briefly from legal counsel during that time.

Mr. Mihelich stated that he would read the statute to the Board during that time.

Mr. Charney stated that it was 4:35 p.m. and the Board would reconvene at 4:45.

A recess stated at 4:35:

During the break, Mr. Mihelich read a statute to the board and no discussion was had during that time.

Recess ended at 4:45:

Mr. Charney called the meeting back to order. We will continue to discuss CBOA-3105. The concept of the church use could be within the test of granting a Special Exception is where we left off. He stated that one could suggest that if all the engineering and details that are necessary for anything to be built there are done according to law regarding platting, engineering, and storm water, he had seen development make matters better that were not good before. He felt that the use of the church assembly could be consistent with the intent of the code and not injurious.

Mr. Hicks stated that he tended to agree that a lot of development enhances and improves areas. He did not have an issue with the use of the church.

Mr. Tisdale stated that he is indifferent to the cemetery, but the church is not an issue.

Mr. Charney stated that they would not speak about the use of the cemetery at this time.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all "ayes", no "nays", no "abstentions", Houston "absent") to **APPROVE** the Special Exception to permit a Church, Use Unit 5, in the AG district. This motion did not speak to any other use by design.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, with the understanding that no work or constructed without extensive platting and engineering require by Tulsa County to make sure there is no adverse impact of the neighbors for the following property:

**W/2 W/2 E/2 SE NE & E/2 W/2 SE NE LESS BEG SWC E/2 W/2 SE NE TH E250 N100
W250 S100 POB & LESS BEG 495W NEC SE NE TH W496.38 S453.50 E497.46
N489 POB & LESS BEG 250E SWC E/2 W/2 SE NE TH E40 N100 W40 S100 POB
SEC 18 19 12 8.968ACS, Tulsa County, State of Oklahoma.**

NEW APPLICATIONS

CBOA - 2708-A – Gary Dyer

Action Requested:

Modification of a previously approved Special Exception (CBOA-2708) to extend the time limitation to permit a fireworks stand in an IL district (Section 910).

Location: 5612 N Peoria Ave

Presentation:

Gary Dyer, P.O. Box 923, Tulsa, Oklahoma, 74101, stated that he wished to extend his fireworks stand for an additional 5 years, with the same hours, and his hours of operation would still be the same. They usually start on around June 21st and go through July 4th.

Interested Parties:

No interested parties were present.

Comments and Questions:

None

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **APPROVE** the Modification of a previously approved Special Exception (CBOA-2708) to extend the time limitation to permit a fireworks stand in an IL district (Section 910) for an additional five years, under the same terms and conditions the same hours of operation.

The Board finds that the requested Modification to a previously approved Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, for the following property:

PRT TRACT 2 BEG 521.6S NEC TH W200 S150 E200 N150 TO BEG, KRUGER TRACTS, Tulsa County, State of Oklahoma

CBOA - 3106 – Nathan Inhofe

Action Requested:

Variance of the street frontage from 30' to 0' in an AG district (Section 207).

Location: 2595 S 52nd W Ave.

Presentation:

Nathan Inhofe, 2242 South 49th West Avenue, Tulsa, Oklahoma, 74107, stated that he purchased this land approximately a year ago and he plans to build a single-story house of about 1800 square feet. His only County maintained road is going through an easement at the far southwest corner of his property. He needs the Variance so he can access his property up through 52nd West Avenue. It is the end of a dead-end road. He is not sure who has the easement exactly. He was aware that it was going to be a problem getting a driveway and he talked to the Engineering department, and they gave me access to put my driveway in stated that there is no future development of that easement.

Mr. Hoyt stated that there is a right-of-way with no road construction from his land to that point.

Ms. Tosh stated that they visited County Engineering on this and there are some of these little areas where things do not line up perfectly and were not completed. This was one of them and they have no issue with this.

Interested Parties:

No interested parties were present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **APPROVE** the Variance of the street frontage from 30' to 0' in an AG district (Section 207) to permit the construction of your dwelling unit, find the hardship to be the dedication of the County does about their property in an uncertain width, but that he does have legal access to it and by virtue of that the literal enforcement of the code would result in an unnecessary hardship.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial

detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

**BEG 495W SECR SE NE TH W495 N220 E495 S220 POB LESS S30 SEC 17 19 12
2.15ACS, Tulsa County, State of Oklahoma**

CBOA - 3107 – Irma Sandoval

Action Requested:

Special Exception to permit a manufactured home in the RS district (Section 410)

Location: 1406 E. 76th St. N.

Presentation:

Alan Sandoval, 4671 South Troost Avenue, Tulsa, Oklahoma, 74105, stated that he was there on behalf of his mother, Irma Sandoval. They want to put a manufactured home on a lot that his parents own which currently contains a dilapidated mobile home that was damaged by fire. The plan is to remove the debris from the lot and install a newly manufactured home from Freedom Homes so that installation will comply with all the Tulsa County codes and all regulations.

Interested Parties:

Elizabeth Suttles, P.O. Box 302, Sperry, Oklahoma 74073, stated that they own the property just west of them at 1408 East 76th Street North. Her question was if they bought the property without doing a survey because the last four people that have owned this property never did a survey. Someone put a chain link fence up that they believe is on their property. It looks like they are going to try to block the driveway off which is a shared drive. From the plans, the new mobile home is going to be less than 8 to 10 feet from her back door. The past owner admitted that the fence had been put on the Suttles property. We feel like we are going to be choked off. The burned-out trailer was moved to the back of the property. It burned a year or so ago. She was okay with a new one being placed properly on the lot.

Mr. Charney stated that he would encourage the applicant to completely remove the old trailer and to get a survey done to establish proper ingress and egress.

Douglas Gorman, 4428 West Kent Circle, Broken Arrow, Oklahoma, 74012, stated that he is working with the Sandoval's, and they have the FEMA paperwork and are ready to move forward once they clear this hurdle.

Mr. Charney asked if the Board were inclined to grant this Special Exception, he would want them to know that it is critical that issues are addressed to the ingress and egress with great certainty. It would worth getting a survey and talking with your neighbor and work all of this out. There are legal implications if the drive has been shared for long periods of time.

Mr. Hutchinson highly suggested that they get a pin survey to address that will determine the setback as well as the actual lot lines. Also, the old trailer needs to be removed before the new trailer is put on the property.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **APPROVE** a Special Exception to permit a manufactured home in the RS district (Section 410) subject to the condition that all of the standard requirements be met such as skirting, tie downs, hard surface parking and DEQ requirements be met. In addition, they would require that all aspects and remnants of the previous home be removed from the site. A survey must be obtained to make certain that it is being placed appropriately and that there is proper ingress and egress to your lot in a manner that is consistent with the ownership rights.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, for the following property:

W 70 OF LOT 5 BLK 2, GOLDEN HILL ADDN, Tulsa County, State of Oklahoma

CBOA - 3108 – Toulee & Chou Yang

Action Requested:

Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 5110 E 106th St N

Presentation:

Kay Lee, 4215 East 106th Street North, Sperry, Oklahoma, 74073, stated that her brother-in-law was Toulee Yang, and she is there to speak for them. Their land does not meet the minimum for square footage to put a mobile home on it with a single-family dwelling that is there. They plan to retire there.

Mr. Hutchinson asked if this is going to be a second home and is it contingent on a lot split.

Mr. Hoyt stated that an AG district allows two dwelling units by right, but you must have 2.1 acreage per unit, and they are just under that amount.

Mr. Hicks asked if they are going to provide a separate drive for the mobile home.

Ms. Lee stated that they want their own driveway.

Mr. Hutchinson wanted to make sure they were familiar with the DEQ requirements, and that the driveway could be gravel, but the parking must be concrete or asphalt.

Interested Parties:

No interested parties were present.

Comments and Questions:

No more questions or comments were made.

Board Action:

On **MOTION** of **HICKS**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **APPROVE** a Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) subject to the following conditions that the mobile home be properly skirted, tied down, follows DEQ requirements, separate utilities, and has hard surface parking. Finding the hardship to be that by zoning they are allowed two units, but the land area is a little bit smaller than required.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the

same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

W200 NE NW NW LESS N16.5 THEREOF FOR RD SEC 15 21 13 2.955ACS, Tulsa County, State of Oklahoma

CBOA - 3109 – Cruz Fears Carnes

Action Requested:

Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) **Location:** 4531 S 261st W Ave

Presentation:

Sherry Detrick, 4531 South 261 West Avenue, Sand Springs, Oklahoma 74063, stated that they want to bring another dwelling unit onto their tract of land for family.

Mr. Hutchinson asked if she had heard all the requirements for the previous case which was very similar to hers. There will need to be separate utilities, separate aerobic system and all the requirements that apply to a manufactured home.

Interested Parties:

No interested parties were present.

Comments and Questions:

Mr. Charney stated that he could support this matter. The tract is 3 acres and can handle two dwelling units.

Board Action:

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **APPROVE** a Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330) subject to the following conditions that the mobile home be properly skirted, tied down, follows DEQ requirements, separate utilities, and has hard surface parking. Finding the hardship to be that by zoning they are allowed two units, but the land area is a little bit smaller than required.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

**710W SECR NE TH N195 W710 S195 E710 POB LESS W30 FOR RD SEC 30 19 10
3.044ACS, Tulsa County, State of Oklahoma**

CBOA - 3110 – John Wilson

Action Requested:

Variance to permit two dwelling units on a single lot of record in an RS district (Section 208). **Location:** 3719 S 60th W Ave

Presentation:

Applicant requested to **CONTINUE** this case until November 21, 2023.

Interested Parties:

No interested parties were present.

Comments and Questions:

No comments were made.

Board Action:

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **CONTINUE** a Variance to permit two dwelling units on a single lot of record in an RS district (Section 208) until the November 21, 2023, meeting of the County Board of Adjustment.

LT 3 BLK 2, PLEASURE ACREAGE 3RD ADDN, Tulsa County, State of Oklahoma

CBOA – 3111 - Nathalie Cornett

Action Requested:

Use Variance to permit a heavy construction contract service (Use Unit 25) in the CS district. (Section 710); Variance to permit gravel unenclosed off-street parking (Section 1340); Variance to permit gravel loading areas (Section 1350) **Location:** 2106 S 59th W Ave

Presentation:

Nathalie Cornett, 2727 East 21st Street, Tulsa, Oklahoma, 74114, that they are requesting one Use Variance, and two Variances. This relief has previously been granted by this Board in November of 2022. It had two conditions: 1) no backup beeping before 7:00 a.m. and 2) a one-year time limit because at the previous meeting there were concerned neighbors. They have come to the end of their one-year which will expire in November and the contractors want to extend their relief two more years and they have not received any complaints or any negative reactions from the neighbors. The property is well kept.

Mr. Charney stated that basically they want to extend these Variances for two more years and there have been no complaints that the Board should be aware of.

Interested Parties:

No interested parties were present.

Comments and Questions:

No questions or comments were made.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”, Houston “absent”) to **APPROVE** the Use Variance to permit a heavy construction contract service (Use Unit 25) in the CS district. (Section 710); Variance to permit gravel unenclosed off-street parking (Section 1340); Variance to permit gravel loading areas (Section 1350) to extend all three Variances for a two-year time from the initial one-year period from the initial expiration date. The hardships are the same as they were previously set forth in the first application.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

LT 1 BLK 8, SECOND WEST TULSA VIEW ACRES SUB, Tulsa County, State of Oklahoma

CBOA - 3112 – Kyle Ray

Action Requested:

Special Exception to permit a concrete ready-mix batch plant (Section 910).

Location: SWC of E 61st St N and N Utica Ave

Presentation:

Kyle Ray, 9226-C South Elwood Avenue, Jenks, Oklahoma, 74037, stated that the current zoning is IL. A batch plant takes the ingredients of concrete and mixes them together in a barrel truck. They have their own truck, and we transport their own mix. The dust is Federally regulated with water, and conditioning. The only complaint that he can foresee is the hours of operation. They are seasonal, but they are always early to midday and that all depends on the temperature of that day. On cold days they are there later and close later. They have a primary location in Creek County, and this will be a smaller plant with fewer trucks. They are predicting two hundred yards a week. This is a new operation for them. They will have 14 trucks in total and most of them will be at the Creek County Plant which is closer to the highway.

Mr. Hutchinson stated that he lives about a half a mile from a batch plant, and it is noisy early in the morning. The backup beeping is very annoying so can you put back up lights instead of having them beep?

Mr. Ray stated that there would be a wheel loader running. These are new plants, and they are doing as much as possible to keep the noise down.

Mr. Tisdale asked about ingress and egress.

Mr. Ray stated that they will have a frontage on Utica and 61st Street. They do not have a true site plan, but they are working on a preliminary one.

Interested Parties:

Tiffany Ann Brown, 6624 South 78th East Avenue, Tulsa, Oklahoma, 74133, stated that her and her husband purchased the property that a few steps to the southeast from the applicant's property in March of 2021. It is a house that is about one hundred years old, and it is a quiet industrial area and they do not look forward to machinery and the dust. Closer to Lewis there is a trucking company that works on trucks in a garage and there is a press company just south of them who are very quiet. We mostly hear cows and chickens. Utica is very narrow and under paved while 61st is winding going to Peoria. There are trucks that come through on a regular basis.

Ivery Wells, 1611 East 59th Place North, Tulsa, Oklahoma, 74126, stated that the applicant's property is right on his fence line. He is concerned about the dust and the noise.

Rebuttal:

Mr. Charney asked Mr. Ray about his ingress and egress and where he was going to exit.

Mr. Ray stated that they have a frontage on 61st Street North which we will be using. Utica is small road that we would have to improve to accommodate the traffic and the trucks.

Comments and Questions:

Mr. Hicks stated that he did not support this because of the close residential and AG properties nearby.

Mr. Tisdale stated that he did not support it either due to the proximity of housing and AG as well. The streets are very narrow in this area and not conducive to truck traffic. We want development, but this is better suited for an IM zoned area.

Mr. Charney stated that this type of company needs good roads around it and this area does not provide them. This is an unusual request. Our legal test is if it is injurious to the neighborhood or consistent with the spirit of what was intended, and this is inconsistent with those things.

Mr. Hutchinson stated that he struggles with this one. He thought he could support it because it is in an IL zoned area. He lives near a batch plant, and he has never had any dust issues. The only problem he has is the noise.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 3-1-0 (Charney, Hicks, Tisdale all “ayes”, Hutchinson “nay”, no “abstentions”, Houston “absent”) to **DENY** a Special Exception to permit a concrete ready-mix batch plant (Section 910) with a finding that the Special Exception would not be in harmony with the intent of the Code and would be injurious to the neighborhood and detrimental to the public welfare.

Mr. Charney stated that respects someone that is trying to grow a business and he would give Mr. Ray some reference names to contact to help him find a better location. He wants Mr. Ray to be able to grow his business. He wished him luck in his continued search.

S630 NE NE SW & S400.99 W63.35 NW NW SE LESS S230 N260 E136.65 NE NE SW SEC 6 20 13 9.407ACS, Tulsa County, State of Oklahoma

NEW BUSINESS

OTHER BUSINESS

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”) to **APPROVE** the 2024 Meeting Schedule.

On **MOTION** of **TISDALE**, the Board voted 4-0-0 Charney, Hicks, Hutchinson, Tisdale all “ayes”, no “nays”, no “abstentions”) to **APPROVE** that all current positions be held for another year.

ELECTION OF OFFICERS:

Current Positions Held:

- David Charney – Chair
- Don Hutchinson – Vice Chair
- Michael Hicks – Secretary

BOARD MEMBER COMMENTS

ADJOURNMENT

There being no further business, the meeting adjourned at 6:30 p.m.

Date approved: 11/21/23
David E. Charney Chair