

**TULSA COUNTY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 536**  
**Tuesday, October 15, 1:30 p.m.**  
**Williams Tower 1**  
**1 West 3<sup>rd</sup> Street, St. Francis Room**

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Charney, Chair		S. Tauber	Edinborough
Hutchinson, V. Chair		J. Hoyt	
Hicks		C. Pate	
Houston			
Tisdale			

The notice and agenda of said meeting were posted at the County Clerk’s office, County Administration Building, October 8, 2024, at 10:23 a.m. as well as in the Office of INCOG, 2 West Second Street, Suite 800.

Mr. Hoyt read the rules and regulations.

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

On **MOTION** of **TISDALE**, the Board voted 5-0-0 (Charney, Houston, Hicks, Hutchinson, and Tisdale all “ayes”; no “nays”; no “abstentions”, and no “absences”) to **APPROVE** the Minutes of September 17, 2024 (Meeting No. 535).

**UNFINISHED BUSINESS**

**CBOA 3204 - Gary Stringfellow**

**Action Requested:**

Use Variance to allow Use Unit 13 - Convenience Goods and Services in an RS district to permit a commercial ice and water machine (Section 1213) **Location:** 10831 E 138th St N

**Presentation:**

The applicant was not present.

**Interested Parties:**

None.

**Comments and Questions:**

None

**Board Action:**

On **MOTION** of **TISDALE**, the Board voted 4-0-1 (Charney, Houston, Hicks, and Tisdale all “ayes”; no “nays”; Hutchinson, “abstained”, and no “absences”) to **DENY** the Use Variance to allow Use Unit 13 - Convenience Goods and Services in an RS district to permit a commercial ice and water machine (Section 1213).

**BLK 17, INDUSTRIAL HGTS ADDN, Tulsa County, State of Oklahoma**

## **CBOA 3207 - CJ & Kristi Wiseley**

### **Action Requested:**

Variance of the street frontage from 30' to 0' in an AG district (Section 207) and a Variance of the lot and land area per dwelling unit in an AG district (Section 330) to permit a lot split. **Location:** 2212 W 91st St S

### **Presentation:**

**Nathan Cross**, 2 West 2<sup>nd</sup> Street, Suite 600, Tulsa, OK, 74103, stated that he was there to represent CJ and Kristi Wiseley on the actions requested. The continuance was because they did not have a drawing from a surveyor with sufficient detail, but it was submitted for the agenda packet. The parents own the lot and want to split the lot so their children can build a house. West 92<sup>nd</sup> Street dead ends at this property. The issue is dividing the lot so there was street access for both lots. The lot is smaller than what would be allowed by right. They are also trying to work around the mature trees and outbuildings that go with the existing house. Until the lot split is completed, there can be no mutual access granted because under Oklahoma Law you cannot grant an easement to yourself.

### **Interested Parties:**

No interested parties were present.

### **Comments and Questions:**

Mr. Charney stated that he could support this request.

### **Board Action:**

On **MOTION of HICKS**, the Board voted 5-0-0 (Charney, Houston, Hicks, Hutchinson, and Tisdale all “ayes”; no “nays”; no “abstentions”, and no “absences”) to **APPROVE** Variance of the street frontage from 30' to 0' in an AG district (Section 207) under the following conditions that this lot is divided per the survey and the commitment from the applicant that a mutual access agreement would be made and filed with the County. The hardship was stated to be the that the applicant is trying to save mature trees.

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.

On **MOTION of HICKS**, the Board voted 5-0-0 (Charney, Houston, Hicks, Hutchinson, and Tisdale all “ayes”; no “nays”; no “abstentions”, and no “absences”) to **APPROVE** the Variance of the lot and land area per dwelling unit in an AG district (Section 330) to

permit a lot split subject to the following conditions as noted on the previous motion with the same special conditions and 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:

**W 330' E 495' SW NW NE SEC 22 18 12, Tulsa County, State of Oklahoma.**

## **NEW APPLICATIONS**

### **CBOA 3212 - Kolbey Pruitt**

#### **Action Requested:**

Use Variance to allow overnight camping for recreational vehicles (Use Unit 17) in the AG district (Section 310), a Variance from the all-weather parking surface requirement (Section 1340.D) and a Special Exception to permit a fence to exceed 4 ft in height in the front yard setback (Section 240.2). **Location:** 16871 W Wekiwa Rd

#### **Presentation:**

**Kolbey Pruitt**, 19865 West Hickory Drive, Tulsa, Oklahoma 74066, stated that they wanted to open an overnight campground for recreational vehicles. There was an old mobile home that needed to be demolished, but no one has lived on the property for over two years.

**Jeff Pruitt**, 1817 South Lj Drive, Agra, Oklahoma, 74824 stated that he was Kolbey's father, and they own the property together. The property is on an aerobic system. The number of spaces for RV's will be limited because of the trees that are there.

Mr. Charney stated that there were several things such as the septic system, the numbers of RV's, how they are configured, ingress and egress, are all things that the Board cares about. What you provided the Board was a very intense use of that tract.

Mr. Hutchinson asked if there was going to be an office and security on site, what areas were going to be gravel and if they have ever owned anything like this for recreational vehicles. He also asked Mr. Hoyt if this would normally be rezoned.

Mr. Pruitt stated that there was going to be a security gate, they would like where the RVs are parked would be concrete, but the rest would be gravel, and he currently owned a small RV park close to Cushing, Oklahoma.

Mr. Hoyt stated that typically this would need to be rezoned but given the Comprehensive Plan it would be highly unlikely. It is zoned as Residential and part of the Sand Springs/Tulsa Comprehensive Plan and this is the only other option as opposed to rezoning which is not likely. This would typically require some sort of Commercial Zoning.

Mr. Charney asked if there was a platting requirement that this would trigger if this was granted. He was curious at what point there would be a storm water review.

Mr. Hoyt was not aware of any or what that would be.

Mr. Edinborough stated that the storm water process would be looked at by the City of Sand Springs when and if this was approved.

Mr. Hicks asked how far the applicant wanted to be off the property line and how high they wanted the fence to be.

Mr. Pruitt stated that they wanted the RVs to be approximately ten feet off the property line. He also stated that the fence was for the neighbor's privacy, and they wanted it to be five feet high.

Mr. Tisdale asked if this was strictly going to be overnight or if some of them would be permanent.

Mr. Pruitt stated that some would be more long-term rental as well as overnight. A lot of retired people are looking for a seasonal place to stay. Spaces for travelers are hard to find.

Mr. Houston asked if he knew of the percentage of people for monthly or annual.

Mr. Pruitt stated that he did not have any numbers for this space.

Mr. Charney asked if they had planned to put concrete in for where the vehicles would be parked.

Mr. Pruitt stated that it was just for the RV.

**Interested Parties:**

**Taylor Ashlock**, 16870 West Wekiwa Road, Sand Springs, Oklahoma 74063 read the letter that she submitted to the Board and can be read in the case file. She was opposed to the RV park.

**TJ Pilkington**, 16627 West Wekiwa Road, Sand Springs, Oklahoma 74063 stated his property sets directly ease of the proposed RV park. He also read the letter that he submitted to the Board and can be read in the case file. He was opposed to the RV park.

**Stanley Wayne Bennett**, 16888 West Wekiwa Road, Sand Springs, Oklahoma 74063 stated that he also had submitted a letter to the Board and that he is directly in front of this proposed RV park. He agreed with the previous parties. He felt the home values would go down if this were approved and the sewage and storm water would be a great issue. He was opposed to the RV park.

**Angela Hornelen**, 218 West Apache, Norman, Oklahoma 73069, and they own 16919 Wekiwa Road, Sand Springs, Oklahoma 74063 stated their property is directly to the west of the proposed RV park. The drainage ditch is an issue because it is clogged up and they get flooding on their property. It needs to be cleaned out and maintained. They would like for the trees to remain to shield the generator noise and light pollution, and they would like them to build a fence as well to help with that issue. They would also like them to use dark skies lighting. Those are her requests if this proposed use is approved.

**Nicole McCalip**, P.O. Box 1615, Sand Springs, Oklahoma 74063 stated that her main concern was the safety of her children. She turned over 135 signatures from the neighborhood as well as members of the church. She was opposed to this request.

**Shanna Underwood**, 16910 West Wekiwa Road, Sand Springs, Oklahoma 74063 stated that this proposal would highly affect her neighbors and her and her husband. This is a nice quiet country living area. There are only single-family dwellings on each property. There will be more traffic, and the road is not equipped to handle more traffic. She was opposed to this request.

**Jeremie Cole**, 1345 South Cedarton, Sand Springs, Oklahoma 74020 stated that one of his largest concerns is that where he lives is an RV park with about 50 RVs. They do use the aerobic system and now they smell sewer all the time. The fence is 10 to 12 feet tall, but does not stop any sound or light pollution, nor does it stop any crime. Living next to it is a nightmare. He was opposed to this request.

**Bruce Hardy**, 17496 West Wekiwa Road, Sand Springs, Oklahoma 74063 stated that he had sent in a letter that had been presented to the Board. His family had lived on their land since 1945, and they strongly opposed the RV park. They used to own a nursery and have since reforested their own property. His main concerns are the flooding contamination, the safety of the ingress and egress of the roads.

**Sharla Owen**, 385 Chickasaw Road, Sand Springs, Oklahoma 74063 stated that she was born and raised on Wekiwa Road but does not live there now. She started a petition online and received 330 signatures in opposition to this request because she is concerned about the Bald Eagle nesting area that is established along the Arkansas River on the back of these families' properties. 260 of the names on the list are from the local area and the rest are from around the world. She submitted the list to the Board.

**Sherri Barrett**, 16870 West Wekiwa Road, Sand Springs, Oklahoma 74063 stated that she lived directly across the road from this proposed RV park site. She agreed with everyone that had spoken before her. She called the three RV parks that are down the road all have available spaces. She opposed this request.

**Rachel Barnett**, 17238 West Wekiwa Road, Sand Springs, Oklahoma 74063 stated that the added contamination puts the wildlife as well as the people in danger. She was opposed to this request.

**Rebuttal:**

Kolby Pruitt stated that he appreciated all the discussion. He was not aware of the number of sex offenders in the nearby RV park. He would not want the park to be a dangerous location, and they would have their renters go through a check and say that no registered sex offenders would be allowed. They plan to take care of the best and most mature trees on the site and build the park around them. They could build a taller fence for all concerned.

Jeff Pruitt stated that he had heard a lot of concerns about water contamination. They would follow any DEQ requirements. Their plan is not to clear cut the land at all.

Mr. Hicks asked if it was an open leach field for the water dispersal.

Mr. Pruitt stated that it was a sprinkler field for natural evaporation.

**Comments and Questions:**

Mr. Charney stated that this is a Use Variance that is being sought based upon a hardship. We normally see hardships that are unique to the peculiar nature of the land. He stated that he had not heard any sort hardship that the Board is required.

Mr. Hutchinson stated that he had not heard any sort of hard hardship either. They love the entrepreneurial spirit, but he always asked himself if he would want it next to himself and the answer was no. He would highly recommend a park being put in and that keeps the sex offenders away because they are restricted. He would have a challenging time supporting this.

Mr. Tisdale stated that he thought the ingress and egress was of concern too. It would be very intense use in a rural area.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 5-0-0 (Charney, Houston, Hicks, Hutchinson, and Tisdale all “ayes”; no “nays”; no “abstentions”, and no “absences”) to **DENY Use Variance** to allow overnight camping for recreational vehicles (Use Unit 17) in the AG district (Section 310), finding that there was no hardship to be found.

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Houston, Hicks, Hutchinson, and Tisdale all “ayes”; no “nays”; no “abstentions”, and no “absences”) to **DENY a Variance** from the all-weather parking surface requirement (Section 1340.D)

and a Special Exception to permit a fence to exceed 4 ft in height in the front yard setback (Section 240.2), finding that no hardship had been proven.

**BEG 873.55S NWC SE TH NE609.88 S414.58 W611.15 N429.30 POB SEC 6 19 11  
5.891ACS**

**CBOA 3214 - Sherri Wynette Hamilton**

**Action Requested:**

Variance to permit two dwelling units on a single lot of record in the AG-R district (Section 208). **Location:** 11949 N 93rd E Ave

**Presentation:**

**Sherri Wynette Hamilton**, 203 West 16<sup>th</sup> Street North, Owasso, Oklahoma 74055, stated that her parents needed help, and they want to put a double-wide manufactured home on their land to accommodate them. They are on the City of Owasso sanitary sewer.

**Sherry Milligan**, 11949 North 93<sup>rd</sup> East Avenue, Collinsville, Oklahoma 74021, stated that she was the property owner, and that Sherri Hamilton was her daughter.

Mr. Hutchinson stated that he wanted to make sure that they knew that they must have shirting, tie downs, and hard surface parking as per regulations.

Mr. Charney stated that all the necessary setbacks from adjoining boundaries need to be upheld as well.

**Interested Parties:**

No interested parties were present.

**Comments and Questions:**

No comments or questions were made or asked.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Houston, Hicks, Hutchinson, and Tisdale all “ayes”; no “nays”; no “abstentions”, and no “absences”) to **APPROVE** a Variance to permit two dwelling units on a single lot of record in the AG-R district (Section 208), subject to the acknowledgement of the applicants that it will go on the south portion of the subject existing lot and that they conform to all necessary requirements for sanitary sewer and building setbacks as well as any other skirting requirements upon getting the permit granted. Finding the hardship to be that this is a large piece of land over 2.5 acres in size.

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 240' S 720' W 469.03' E 1130.03' N 1/2 SE SEC. 1-21-13**

Mr. Tisdale left the meeting at 2:56 pm.

**CBOA 3215 - Rob & Shelly Craig**

**Action Requested:**

Variance of the land area per dwelling unit in an AG district (Section 330). **Location:**  
15709 S 26th W Ave

**Presentation:**

**Rob Craig**, 15709 South 26<sup>th</sup> West Avenue, Glenpool, Oklahoma 74033, stated that they would like to put a second dwelling on their property of 2.38 acres for his son and his wife to live in. It will be a shop with a dwelling unit included and a separate driveway. It will have an aerobic system dedicated to that building. The shop will be forty feet by sixty feet. It will look like a barndominium.

**Interested Parties:**

No interested parties were present; however, the applicant had a list of neighbors he had spoken with that were in approval of the project.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Charney, Houston, Hicks, and Hutchinson, all “ayes”; no “nays”; no “abstentions”, and Tisdale “absent”) to **APPROVE** a Variance of the land area per dwelling unit in an AG district (Section 330) subject to the requirements of Tulsa County being met. Find the hardship to be that this is a large tract of land.

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:

**PRT NW SE BEG 425S NWC SE TH S235.58 E462.33 N235.50 W462.40 POB LESS  
W30 N100.58 THEREOF & W24.75 S135 THEREOF FOR RD SEC 22 17 12  
2.355ACS**

**CBOA 3216 - Caron Escobar**

**Action Requested:**

Special Exception to permit a manufactured home (Use Unit 9) in the RE district (Section 410). **Location:** 21921 W 42nd St S

**Presentation:**

**Caron Escobar**, 3907 South 177<sup>th</sup> West Avenue, Sand Springs, Oklahoma, 74063, stated that she wanted to put a singlewide mobile home to replace the one that was on the property. There is already septic, water, and electricity in the same place that she wants to put the new home. She was aware of the Tulsa County requirements to do with tie downs, skirting, and hard surface parking.

**Interested Parties:**

No interested parties were present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **HICKS**, the Board voted 4-0-0 (Charney, Houston, Hicks, and Hutchinson, all “ayes”; no “nays”; no “abstentions”, and Tisdale “absent”) to **APPROVE** a Special Exception to permit a manufactured home (Use Unit 9) in the RE district (Section 410) subject to the conditions of tie downs, skirting, hard surface parking and DEQ regulations and requirements being met.

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 5 BLK 1, OAK FOREST, Tulsa County, State of Oklahoma**

**CBOA 3217 - Ryan Strode**

**Action Requested:**

Modification to a previously approved site plan for a church (Use Unit 5) in an AG district (Section 310, Table 1) **Location:** 12100 E 171st St S

**Presentation:**

**Ryan Strode**, 4633 South Evanston Avenue, Tulsa, Oklahoma 74105, stated that this is a new building, and it will be for their youth ministry. There is construction going on at the time on another building and parking lot. He and the civil engineer had discussed not taking up any more of the green space. They feel that the parking lot that is going in now will be sufficient for this building and the other buildings.

**Interested Parties:**

No interested parties were present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **HICKS**, the Board voted 4-0-0 (Charney, Houston, Hicks, and Hutchinson, all “ayes”; no “nays”; no “abstentions”, and Tisdale “absent”) to **APPROVE** a Modification to a previously approved site plan for a church (Use Unit 5) in an AG district (Section 310, Table 1) subject to the following conditions that are the plans noted on page 8.7 of the Agenda packet.

Finding the proposed Modification is compatible with and not injurious to the surrounding area of the previous granted Board relief and meets the zoning requirements per code for the following property:

**LOT 1 BLOCK 1, BLUEFLAME47 ADDITION, Tulsa County, State of Oklahoma**

**CBOA 3218 - John Roach**

**Action Requested:**

Use Variance to allow Use Unit 19 to permit a sports training facility in an AG district (Sec. 310). **Location:** 5525 E 181st St S

**Presentation:**

**John Roach**, 5521 East 181<sup>st</sup> Street, Bixby, Oklahoma, 74008, stated that he wants to put a sports training facility on his property for youth performance training. There will not be more than five cars at a time at the facility. It will not be open to the public.

**Interested Parties:**

No interested parties were present.

**Comments and Questions:**

Mr. Edinborough stated that there would need to be a new Certificate of Occupancy.

Mr. Charney stated that he could support this request.

**Board Action:**

On **MOTION** of **HOUSTON**, the Board voted 4-0-0 (Charney, Houston, Hicks, and Hutchinson, all “ayes”; no “nays”; no “abstentions”, and Tisdale “absent”) to **APPROVE** a Use Variance to allow Use Unit 19 to permit a sports training facility in an AG district (Sec. 310), finding the hardship to be that the building exist currently with some workouts going on.

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:

**W230 S947 E330 S1320 SW SEC 34 17 13 5ACS, COUNTY OF TULSA, STATE OF OKLAHOMA.**

**CBOA 3220 - Kaylee Mitchell**

**Action Requested:**

Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410). **Location:** 1605 E 75th St N

**Presentation:**

**Teddy Collins**, 1616 South 151<sup>st</sup> East Avenue, Tulsa, Oklahoma, 74105, stated that he was there to represent Ms. Mitchell as she had a death in the family. He has been getting the lot cleaned up, but there are homeless people that have been staying on the lot. He has been confronted by some of them and will need reinforcements to back him up.

**Interested Parties:**

No interested parties were present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 4-0-0 (Charney, Houston, Hicks, and Hutchinson, all “ayes”; no “nays”; no “abstentions”, and Tisdale “absent”) to **APPROVE** a Special Exception to permit a manufactured home (Use Unit 9) in the RS district (Section 410) subject to the following conditions that the existing lot be cleaned up and prior to the installation of the new home and that there be tie downs, skirting, hard surface parking and that DEQ regulations and requirements be met.

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:

**LOT 22 BLK 1 A, GOLDEN HILL ADDN, GOLDEN HILL ADDN SUB B1, COUNTY OF TULSA, STATE OF OKLAHOMA.**

**OTHER BUSINESS**

Review and Approval of 2025 Meeting Schedule.

**NEW BUSINESS**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

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There being no further business, the meeting was adjourned at 3:25 p.m.

Date approved: 11/19/24  
David E. Chorney Chair