

ZONING BOARD OF ADJUSTMENTS

DATE: March 16th, 2017

The Zoning Board of Adjustment met at a scheduled meeting on Thursday, March 16th, 2017 at 2:30 p.m. in the Commission Chambers at City Hall, Shawnee, Oklahoma, Pottawatomie County, pursuant to notice duly posted as prescribed by law. Justin Debruin, Planning Director for the City of Shawnee, presented the staff reports. Staff reports are available upon request.

AGENDA ITEM NO. 1: Roll Call

Upon roll call the following members were present: Mark Cannon, Jim Cooper and William Kirkland

A quorum was declared present.

NOTE: Tom Bierd was absent. Mat Thomas came in late.

AGENDA ITEM NO. 2: Approval of the December 8th, 2016 Zoning Board of Adjustment Special Call meeting minutes

Commissioner Thomas made a motion to approve the minutes, seconded by Commissioner Cannon.

Motion carried:

AYE: Thomas, Cannon, Kirkland

NAY: None

ABSTAIN: Cooper

AGENDA ITEM NO. 3: Case #Z01-17 – 25 E. Farrall, Shawnee, OK

A public hearing for consideration of the following requested variances:

- 1. Use of Right-of-Way (ROW) for maneuvering space.
Section 22-185.3**

Applicant: Landes Engineering

Commissioner Cooper asked for the staff report. Justin Debruin presented staff report. Mr. Debruin informed the Commissioners that the applicant is planning on constructing a church and there are typically 30' dedications for local roads whereas this particular site requires 50' on both sides and therefore reduces space for development. Justin Debruin explained the due to the size

of the church and the number of seats the required parking is thirteen spaces and currently can fit twelve. The proposal is to take up 15' of the right of way along Bell Street for parking. Staff does recommend approval. Commissioner Thomas asked if the applicant could be allowed to have one fewer parking space. Mr. Debruin stated it is another option but would have to be approved by the board and it would benefit Church to have more parking spaces. Commissioner Cooper asked how big the lots were. Justin Debruin informed him they are 25' wide. Commissioner Thomas asked for clarification on if the maneuverability would be sufficient and Mr. Debruin agreed. Commissioner Thomas made a motion to approve, seconded by Commissioner Cannon.

Motion passes:

AYE: Cannon, Thomas, Cooper, Kirkland

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 4:

New Business/Planning Director's Report

Commissioner Thomas asked when Freddy's Frozen Custard when would be open. Mr. Debruin stated that the opening is scheduled for May and discussed new commercial construction permits. Commissioner Kirkland asked if Harbor Freight turned in a permit and Mr. Debruin agreed. Commissioner Cannon commented on Downtown Shawnee coming along well. Justin Debruin discussed the Downtown Property Maintenance Code.

AGENDA ITEM NO. 5:

Adjournment

Meeting was adjourned.


Chairman/Vice-Chairman

Cheyenne Pettigrew

Zoning Board of Adjustment Secretary