

April 13, 2026 - 6:00 PM  
Glenpool City Hall, City Council Chambers  
12205 S. Yukon Ave. 3rd Floor  
Glenpool, Oklahoma

Regular Session of the Glenpool Board of Adjustment (BOA) will be held at 6:00 p.m. on April 13, 2026, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

**The Board of Adjustment (BOA) welcomes comments from citizens of Glenpool who wish to address any items on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Planner prior to the “CALL TO ORDER”**

#### AGENDA

- A) **Call to Order - Keith Robinson, Chairman**
- B) **Roll Call, Declaration of Quorum - Gerald Gilbert, Secretary; Keith Robinson, Chairman**
- C) **Announcements**
- D) **Director's Report**
- E) **Scheduled Business**
  - 1) Discussion and possible action to approve, deny or amend the meeting minutes of the March 9th, 2026, Board of Adjustment Meeting.
  - 2) MCDONALDS LED SIGN: A Variance (BOA 491) for a proposed digital reader board sign for the McDonald’s restaurant located at 110 W 141st St. The Variance is for a reduction in the separation requirement between LED signs.
    - A. Public Hearing on the proposed Variance.
    - B. Discussion and possible action to approve, deny or amend the proposed Variance.  
(Gerald Gilbert, Development Services Director)
- F) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on 4-10-2026 at 11:00 a.m.

Signed:

\_\_\_\_\_  
Gerald Gilbert, Development Services Director

**MINUTES  
CITY OF GLENPOOL  
BOARD OF ADJUSTMENT (BOA)  
REGULAR MEETING**

Regular Session of the Glenpool Board of Adjustment (BOA) will be held at 6:00 p.m. on March 9, 2026, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

*The Board of Adjustment (BOA) welcomes comments from citizens of Glenpool who wish to address any items on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Planner prior to the "CALL TO ORDER"*

**AGENDA**

- A) Call to Order** – Keith Robinson, Chairman **6:00 PM**
- B) Roll Call, Declaration of Quorum** – Gerald S. Gilbert, Secretary; Keith Robinson, Chairman

<u>X (Present)</u>	Keith Robinson, Chairman
<u>X (Present)</u>	Kim Hanson-Mercier, Vice-Chair
<u>X (Present)</u>	Mickey Wilburn, Board Member
<u>X (Present)</u>	Matthew Hayes, Board Member
<u>X (Present)</u>	Marilyn Nichols, Board Member

**Staff:**

<u>X (Present)</u>	Gerald Gilbert, Development Services Director
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- C) Announcements**    **No Announcements**
- D) Director’s Report**    **No Report**
- E) Scheduled Business**

**1. MINUTES:**

- A. Discussion and possible action to approve, deny or amend the meeting minutes of the February 9<sup>th</sup>, 2026, Board of Adjustment Meeting.

**Motion:** Mickey Wilburn made a motion to accept and approve the January 12, 2026, Board of Adjustment Meeting Minutes.

**Second:** Kim Hanson Mercier

**Voting Aye:** Keith Robinson, Kim Hanson Mercier, Mickey Wilburn, Matthew Hayes, Marilyn Nichols

**Motion Passed:** 5-0.

**F) Adjournment      6:02 PM**

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave., Glenpool, Oklahoma, on or before March 6, 2026, at or by 4:00 PM.

Signed: \_\_\_\_\_  
          Gerald S. Gilbert,  
          Development Services Director

**TO: GLENPOOL BOARD OF ADJUSTMENT**

**FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR**

**DATE: APRIL 13, 2026**

**ITEM: BOA 491**

**REQUEST: VARIANCE (BOA 491) FOR A PROPOSED DIGITAL READER BOARD SIGN FOR THE MCDONALD'S RESTAURANT LOCATED AT 110 W 141<sup>ST</sup> ST. THE VARIANCE IS FOR A REDUCTION IN THE SEPARATION REQUIREMENT BETWEEN LED SIGNS.**

**APPLICANT: USMCOPCO**

**LOCATION: 110 W 141<sup>ST</sup> STREET S**

**ZONING: CG (COMMERCIAL GENERAL)**

**COMP PLAN: SPECIAL DISTRICT 5 (COMMERCIAL BUSINESS DISTRICT)**

**BACKGROUND**

The application under consideration is a request to reduce the 2,400-foot separation requirement between digital signs for a proposed digital sign for McDonalds. The subject site is located on the south side of 141<sup>st</sup> Street. Directly adjacent to the west of the subject site is Ron's Hamburgers and Chili and adjacent to the east is O'Reilly Auto Parts store.

The distance from the proposed digital sign to an existing digital sign for Glenpool Dentistry is approximately 2,200 feet.

Specifically, the applicant is requesting a variance from the Zoning Code provision listed below:

**Chapter 7 Signs**

**11-7-5: Development Standards.**

**A. Location Requirements.**

8. All lighted signs shall maintain constant light. No flashing or intermittent type of lighted signs are allowed, provided, however, that electronic and/or LED lighted signs may be permitted by the granting of a Specific Use Permit, subject to the procedural and substantive requirements of this Title for an SUP, as set out in Section 11-9-13, *Specific Use Permit*. The following considerations shall be used in making a determination regarding the SUP application

- e. Such signs shall not be located within:
  - (4) 2,400 feet of another outdoor advertising sign facing the same direction.

The applicant is proposing to add a digital sign to the existing pole sign. The pole sign is 30 feet in overall height. The proposed digital sign which is situated below the marquee is 8'3" x 3'5" or 28.9 square feet in overall size and, if approved, will be digitally illuminated. The digital sign will replace the existing reader board sign. The proposed sign area meets the criteria outlined in Commercial and Industrial District Sign Requirements. Attached to the staff report is the elevations of the proposed sign.

Attached to the staff report are the Commercial/Industrial Sign criteria as well as the requirements for digital signage.

**GRANTING A VARIANCE:**

The City's zoning ordinance provides direction for Board action on variance requests and is listed below:

Section 11-9-18 Variances (C) Findings; Board Action; Conditions: The Board shall hold the public hearing and, upon the concurring vote of three members, may grant a variance after finding:

1. That, by reasons of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, the literal enforcement of the terms, in this case, of the Zoning and Subdivision Codes, would result in unnecessary hardship.
2. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
3. That the variance will not be detrimental to the public good or adversely affect the use or value of surrounding properties and will not impair the purposes, spirit and intent of the Zoning Code, Subdivision Code, or the Comprehensive Plan.
4. The condition for which the variance is requested was not created by any actions of the applicant.

NOTE that, whether granting or denying a variance application, the Board is required to state its findings and conclusions sufficiently to create a written record. Also, granting a variance requires an affirmative finding of all four of the foregoing criteria.

**ANALYSIS:**

Attached as part of the variance application is the applicant's justification on the variance request. These justifications should be taken under consideration during the Board's deliberation on the request.

**APPLICANT REQUESTS MOTION OF BOA:**

The applicant is seeking a variance to Section 11-7-5: Development Standards. A. Location Requirements which require a separation of 2,400 feet between digital signs. The applicant is requesting approval of a reduction in the separation requirement from 2,400 feet to approximately 2,200 feet.

**BOA ACTION:**

The Board will need to conduct a public hearing on BOA 491 to reduce the separation requirement from 2,400 feet to approximately 2,200 feet.

**ATTACHMENTS:**

1. Aerial Photo
2. Application
3. Variance Request Narrative
4. Site Plan
5. Sign Exhibit
5. Electronic and LED Sign Regulations
6. Commercial and Industrial District Sign Requirements

# Aerial Photo



# Application

The Board shall hold the public hearing and, upon the concurring vote of three members, may grant a variance after finding:

- A. That, by reasons of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure, or building involved, the literal enforcement of the terms of this Zoning Ordinance would result in unnecessary hardship.
- B. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
- C. That the variance will not be detrimental to the public good or adversely affect the use or value of surrounding properties and will not impair the purposes, spirit and intent of this Zoning Ordinance or the Comprehensive Plan.
- D. The condition for which the variance is requested was not created by any actions of the applicant.

In granting a variance, the Board may make appropriate conditions or safeguards and may require a bond or other guarantee necessary to enforce compliance with the conditions.

**A. APPLICANT/PROPERTY OWNER**

	APPLICANT	PROPERTY OWNER
NAME	Britany Carden	USMCOPCO
ADDRESS	1528 SE 27th St	110 N Carpenter St
CITY/STATE/ZIP	Oklahoma City, OK 73189	Chicago IL 60607
PHONE	405 212 3948	
EMAIL	bcarden@signsandwonders.net	carolina.hernandez@us.mcd.com

**B. SUBJECT PROPERTY**

STREET ADDRESS: 110 W 141st St Glenpool, OK 74033

PLAT NAME: Collins Plaza LOT NO. 1 BLOCK NO. 1

ZONING OR PUD NO.: 4609 PRESENT USE: commercial

If the property has not been platted, is a legal address attached? YES

Has a variance previously been approved at subject site? YES  BOA Case No. \_\_\_\_\_ NO

**D. APPLICATION FEES**

Request for variance fee:	\$125.00
\$2.00 per property owner on Title/Abstract report	( _____ ) X \$2.00 = _____
Publication in <i>Tulsa World Legal Notices</i> fee	<i>Tulsa World</i> to invoice applicant
<b>TOTAL:</b>	\$ _____

**THE BOARD, MEETING TIME, AND PLACE**

THE BOARD OF ADJUSTMENT CONSIST OF FIVE MEMBERS WHO ARE RESIDENTS OF THE CITY. THE BOARD HAS POWER TO HEAR APPEALS FROM DETERMINATIONS OF THE CITY PLANNER OR BUILDING OFFICIAL IN ADMINISTERING AND ENFORCING THE ZONING CODE, GRANT SPECIAL EXCEPTIONS AND VARIANCES, AND MAKE INTERPRETATIONS OF THE OFFICIAL ZONING MAP AND TEXT OF THE ZONING ORDINANCE.

THE CITY OF GLENPOOL BOARD OF ADJUSTMENT MEETS AT 6:00 PM ON THE 2<sup>ND</sup> (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).

MEETING ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3<sup>RD</sup> FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE: <https://www.glenpoolonline.com/>.

# Variance Request Narrative

**C. VARIANCE REQUEST INFORMATION**

	<b>COG ZONING ORDINANCE: CHAPTER/TITLE/SECTION</b>	<b>VARIANCE REQUESTED</b>	<b>HARDSHIP/FACTORS PREVENTING DEVELOPMENT OF PROPERTY IN ACCORDANCE WITH THE ZONING ORDINANCE<sup>2</sup></b>
<b>E.G.</b>	TABLE 11-4-8 NON-RESIDENTIAL DEVELOPMENT STANDARDS	REDUCE REQUIRE LOT WIDTH IN CG FROM 150 FEET TO 140 FEET	NEED 10 FEET OF FRONTAGE TO ACCOMMODATE PUBLIC INFRASTRUCTURE EASEMENT
<b>1</b>			
<b>2</b>			
<b>3</b>			

I, the undersigned applicant, certify information contained within this application is true and correct.

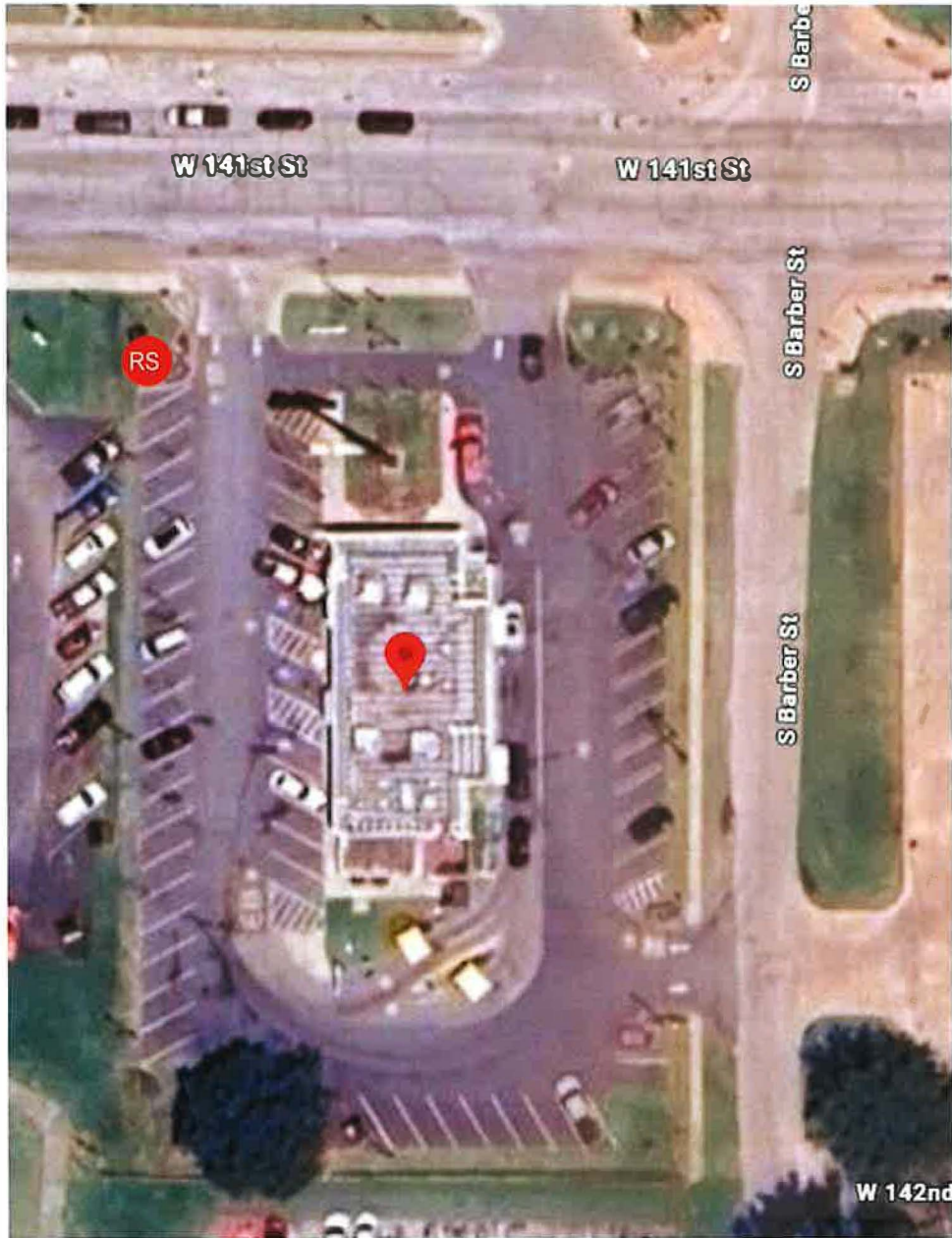
APPLICANT SIGNATURE:  DATE: 2/19/26

PROPERTY OWNER SIGNATURE:  DATE: 2/19/26

If your request is denied you may (1) appeal to District Court or (2) submit a new application after a minimum of six months, providing the request is different, or the physical facts in the area have changed.

<sup>2</sup> Applicant may prepare a memo or letter demonstrating the hardship and factors preventing the development of the property in accordance with the zoning ordinance and attach to variance application submittal

# Site Plan




RS ..... ROAD SIGN

**PERSONA TRIANGLE**  
FACILITY SERVICES | LIGHTING | SIGNAGE

700 21st St SW  
Watertown, SD 57201  
Tel: 800.843.9888  
www.personatriangle.com

Customer:  
**McDONALDS**  
Location:  
**GLENPOOL OK**  
File Name:  
**529600 - 110 W 141ST - GLENPOOL OK**

Project No.:  
**529600**  
Request No.:  
**83932**  
Prepared By:  
**CTM**  
Date:  
**12/04/25**  
Revision:  
**0**

 The sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code unless otherwise applicable local codes. This includes proper grounding and bonding of the sign.  
  
This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, re-used, copied or otherwise used without express permission from Persona Signs, LLC.

Customer Approval (Please Initial):  
  
Approval Date

## **Sign Exhibit**

1



EXISTING  
4' TALL DIRECTIONAL



PROPOSED



ELECTRONIC MESSAGE SIGN DETAIL  
SCALE: 3/8" = 1'-0"

**PERSONA TRIANGLE**  
FACILITY SERVICES | LIGHTING | SIGNAGE

700 24th St SW  
Watertown, SD 57201  
Tel: 800.843.9888  
www.personatriangle.com

Customer:  
**MCDONALDS**

Location:  
**GLENPOOL OK**

File Name:  
**529600 - 110 W 141ST - GLENPOOL OK**

Project No.:  
**529600**

Request No.:  
**83932**

Prepared By:  
**CTM**

Date:  
**12/04/25**

Revision:  
**0**

This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:

# **Electronic and LED Signs Regulations**

## **Electronic and LED Signs**

No business or outdoor advertising sign, including wall signs, using LED or other digital lighted sign shall be located within 500 feet of a residential district. The 500 feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point on the property of the residential district.

All lighted signs shall maintain constant light. No flashing or intermittent type of lighted signs are allowed, provided, however, that electronic and/or LED lighted signs may be permitted by the granting of a Specific Use Permit, subject to the procedural and substantive requirements of this Title for an SUP, as set out in Section 11-9-13, *Specific Use Permit*. The following considerations shall be used in making a determination regarding the SUP application:

a. Brightness/light intensity, with the following standards to be considered reasonable:

(1) Not exceeding an illumination of 70 foot-candles, measured at a two foot distance.

(2) An illuminative brightness not exceeding 300 candelas per square meter (NITs) at any time between one-half hour after sunset until one-half hour before sunrise or 6,500 NITs between one-half hour before sunrise until one-half hour after sunset.

(3) Notwithstanding the above, such signs should not display an illuminative brightness of such intensity or brilliance that it impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.

b. Flashing or intermittent lighting and a combination of colors such as red and blue such as could be confused with emergency vehicles or traffic control signals or cause a traffic safety hazard shall be prohibited.

c. Movement or flashing of light and/or images, or the speed of animation, shall be maintained with the standards of this Chapter.

d. Such signs, that are flashing, intermittent or include the movement or animation of lights and/or images, are required to be equipped with:

(1) A default mechanism that will freeze the sign in one position or static message if a malfunction occurs.

(2) A mechanism able to adjust the display's illuminative brightness automatically, according to ambient light conditions.

e. Such signs shall not be located within:

(1) 50 feet of the driving surface of a signalized intersection;

(2) 20 feet of the driving surface of a street;

(3) 200 feet of a residential district, other than street, highway or freeway right-of-way; or

(4) 2,400 feet of another outdoor advertising sign facing the same direction.

# **Commercial and Industrial District Sign Requirements**

*Commercial and Industrial District Requirements.* Signs are permitted in commercial and industrial districts as follows:

1. *Height Requirements.* A ground sign shall not exceed 30 feet in height, measured from the mean curb level of the lot or tract upon which it is erected, unless, in addition to the minimum intersection setback prescribed in Subsection A.2 of this Chapter, the sign is set back one foot for each foot of sign height exceeding 30 feet. If the lot or tract abuts U.S. Highway 75 or a frontage road to that highway, the sign may be 50 feet in height regardless of the setback from the right-of-way. However, no sign shall exceed 50 feet in height regardless of setback.

2. *Display Surface Area Requirements.*

a. The maximum display surface area of a ground sign on a commercial or industrial lot abutting a state or federal highway, or an access road to such a highway, shall be limited to an aggregate of one and one-half (1.5) square feet of display area per each linear foot of street frontage, provided that no single sign shall exceed 300 square feet of display area.

b. The maximum display surface area of a ground sign in a commercial or industrial district not abutting a state or federal highway, or an access road to such a highway, shall be limited to an aggregate of one square foot of display area per each linear foot of street frontage, provided that no single sign shall exceed 180 square feet.

c. Wall signs shall not exceed an aggregate display surface area of one and one-half (1.5) square feet per linear foot of the building wall to which the sign or signs are affixed. The size of a wall sign located on a multitenant building will be determined by the linear feet of street frontage of any individual store or business with a maximum size of 300 square feet.

d. Window signs are limited to an area of 25 percent of a window area or door with a maximum of 25 square feet.

3. *On-site and Off-site Temporary Promotional Signs.* On-site and off-site temporary promotional signs are permitted in commercial and industrial districts subject to the provisions of Section L of this Section, provided that a sign permit is obtained subject to review and approval by the City Planner.

4. *On-site Permanent Advertising Banners.*

a. A sign permit and permit fee are required.

b. The sign must be secured inside of PVC pipe or a metal frame.

c. The sign must be stretched tightly inside the frame.

- d. The maximum display area shall be 32 square feet.
- e. The sign height shall be four feet maximum.
- f. One sign is allowed per lot frontage on a public street.
- g. No homemade signs are allowed.
- h. Signs are not allowed on City rights-of-way or on state or federal highway rights-of-way or access roads to such highways.
- i. A map, or site plan, must be submitted with the sign permit application showing the proposed sign location.
- j. These signs may be included in the site signage program and may be changed out with each new advertising item without a new sign permit. If included in the permanent site signage program, the four foot maximum sign height does not apply.