



NOTICE OF PUBLIC HEARING
GLENPOOL BOARD OF ADJUSTMENT

TYPE OF MEETING: REGULAR

MEETING DATE: MONDAY JUNE 9th, 2014

TIME: 6:30 PM,

LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

THIS NOTICE POSTED ON OR BEFORE 5:00 PM, ON FRIDAY, JUNE 6th, 2014.

1. ROLL CALL, DECLARATION OF QUORUM
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR APRIL 14th, 2014.
3. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA-429.
A request by Bradley Griffin for a special exception to allow Church use (Use unit 5) in an AG (Agriculture) zoning district located at 2263 West 181st Street, Glenpool, Ok.
4. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA-430.
A request by Brian Lambert for a Special Exception to allow Warehouse use (Use Unit #22) in an CG (Commercial General) zoning district located at 580 West 146st Street, Glenpool, Ok.
5. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA-431.
A request by Timothy Bowling for a Special Exception to allow Mobile Home Dwelling (Use Unit #9) in an AG (Agriculture) zoning district located at 12705 South 33rd West Ave, Glenpool, Ok.
6. ADJOURNMENT

Rick Malone, City Planner



MINUTES OF PUBLIC HEARING
GLENPOOL BOARD OF ADJUSTMENT

TYPE OF MEETING: REGULAR

MEETING DATE: MONDAY APRIL 14th, 2014

TIME: 6:30 PM,

LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

1. ROLL CALL, DECLARATION OF QUORUM

Chairman Watts called the meeting to order at 6:56 pm and requested a roll call:

Members Present: Richard Watts, Joyce Calvert, Robert Ranford, Shayne Buchanan

Members Absent: Howard Nelson

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR MARCH 10th, 2014.

Motion: Mr. Buchanan

Second: Vice Chairman Calvert

Voting Aye: Chairman Watts, Vice Chairman Calvert, Mr. Ranford, Mr. Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 4-0-0

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA-427.

A request by Chase Healey for a Use Variance in order to allow a Production Facility/Tasting Room/Restaurant in an AG (Agriculture) zoned district which is located at 2333 West 181st Street in Glenpool, Ok.

Motion: Vice Chairman Calvert,

Conditions: None

Second: Chairman Watts,

Voting Aye: Chairman Watts, Vice Chairman Calvert, Mr. Ranford, Mr. Buchanan

Voting Nay: Chairman Watts, Vice Chairman Calvert, Mr. Ranford, Mr. Buchanan

Abstaining: None

Motion Passed: 4-0-0



4. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA-428.

A request by BCF Investments, LLC for a variance of the bulk and area requirements (Section 730) Setback from abutting AG, R or O district boundary lines and a variance of (Section 206) Street frontage required in an AG (Agriculture) and IL (Industrial Light) which is located at 2175 West 181st Street in Glenpool, Ok

Motion: Vice Chairman Calvert

Second: Mr. Ranford

Voting Aye: Chairman Watts, Vice Chairman Calvert, Mr. Ranford

Voting Nay: None

Abstaining: Mr. Buchanan

Motion Passed: 3-0-0

5. ADJOURNMENT

There being no further business; Chairman Watts declared the meeting adjourned at 7:34p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL BOARD OF ADJUSTMENT

FROM: RICK MALONE, PLANNING DIRECTOR

RE: GBOA #429, a request by Bradley Griffin for a special exception to allow Church use (use Unit #5) in an AG (Agriculture) zoning district located at 2263 West 181st Street, Glenpool, Ok.

DATE: June 9th, 2014

BACKGROUND:

The subject tract is ten (10) acres in size and was part of the original 260 acre Cotton Creek Golf Course which has since been divided up into sixteen large lots. This property is zoned AG (Agriculture) as it was when it was annexed into the city limits of Glenpool. The applicant submitted a plan for a residential house and after a discussion it was determined that the principal use of the property was for a single family residence but wanted separate men's and women's restroom facility in the house in order to have youth groups on a regular basis and possibly weddings. I informed Mr. Griffin, that church use in an AG use is allowed only by special exception to the Glenpool Board of Adjustment on a case by case basis.

Glenpool Zoning Code Excerpts:

SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT

The principal uses permitted in the Agriculture Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, screening requirements and other use conditions in Chapter 10. The use units permitted in the Agriculture District are set forth in Table 1.

Table 1 Use Units Permitted in the Agriculture District*		
No.	Name of Use unit (see Chapter 9)	District
1	Area wide Uses by Right	X
2	Area wide Special Exception Uses	E
3	Agriculture	X
4	Public Protection and Utility and Open Air Facilities	X
5	Community Services, and Similar Uses/ "section 905 uses"	E
6	Single-Family Dwelling	X

X=Use by right

E=Only by special exception approval from the Board of Adjustment on a case by case basis.

SECTION 905. USE UNIT 5, COMMUNITY SERVICES, AND SIMILAR USES

905.1 DESCRIPTION

Community services, cultural, educational, recreational and religious facilities and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

905.2 INCLUDED USES

Aquarium, art gallery (not operated for profit), children's nursery, church, college, community center, cultural facility not elsewhere classified (NEC), day camp, emergency and protective shelter, golf course, hospital, library, marina, museum, planetarium, residential treatment center, private club or lodge (the chief activity which is a service and is not operated as a business or for profit, and which hold and maintain an income tax exempt status. Includes charitable, eleemosynary, educational and recreational establishments) public tennis court, sanitation, schools, offering a compulsory education curriculum, transitional living center and university.

905.3 USE CONDITIONS

A. Churches when located within an AG or R District:

- Minimum lot area of 1 acre and minimum lot width of 100 feet.
- Parking: 1 per 40sf of chapel or sanctuary floor area:

SURROUNDING PROPERTY:

The subject tract is abutted by:

- North by mostly vacant land with scattered single family residences which are zoned AG.
- East by large lot single family residences that are zoned AG and a Mini Storage facility that is soon to be under construction which is zoned IL.
- South by scattered single family residential that is zoned AG (Tulsa County)
- West by a vacant lot which has been approved by this board for church use and a micro-brewery (old Cotton Creek Golf Pro Shop) that will be open in the next few months.

STAFF COMMENTS:

- Per Code, this case has been advertised in the South County News.
- Per Code, the property owners with a 300' radius of the tract have been notified that this case is being heard before the Board of Adjustment.

SPECIAL EXCEPTION:

The Board of Adjustment shall hold the public hearing and, upon the concurring vote of three members, may grant the Special Exception after finding that the Special Exception will be:

1. In harmony with the spirit and intent of the code,
Staff: The Glenpool Zoning Code does make provisions to allow church use in the AG zoning district by Special Exception on a case by case basis.
2. Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

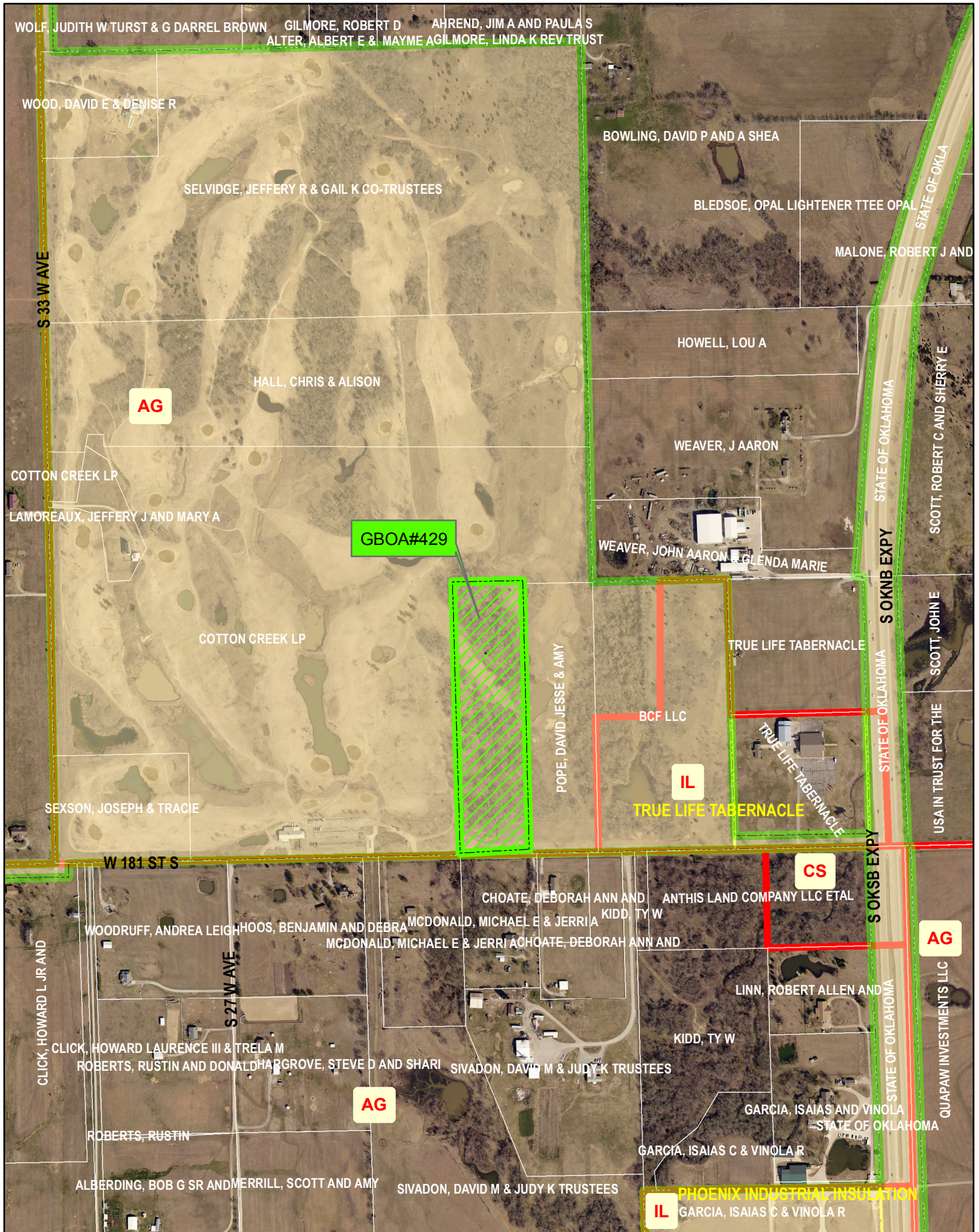
Staff: To be determined by the Board of Adjustment.

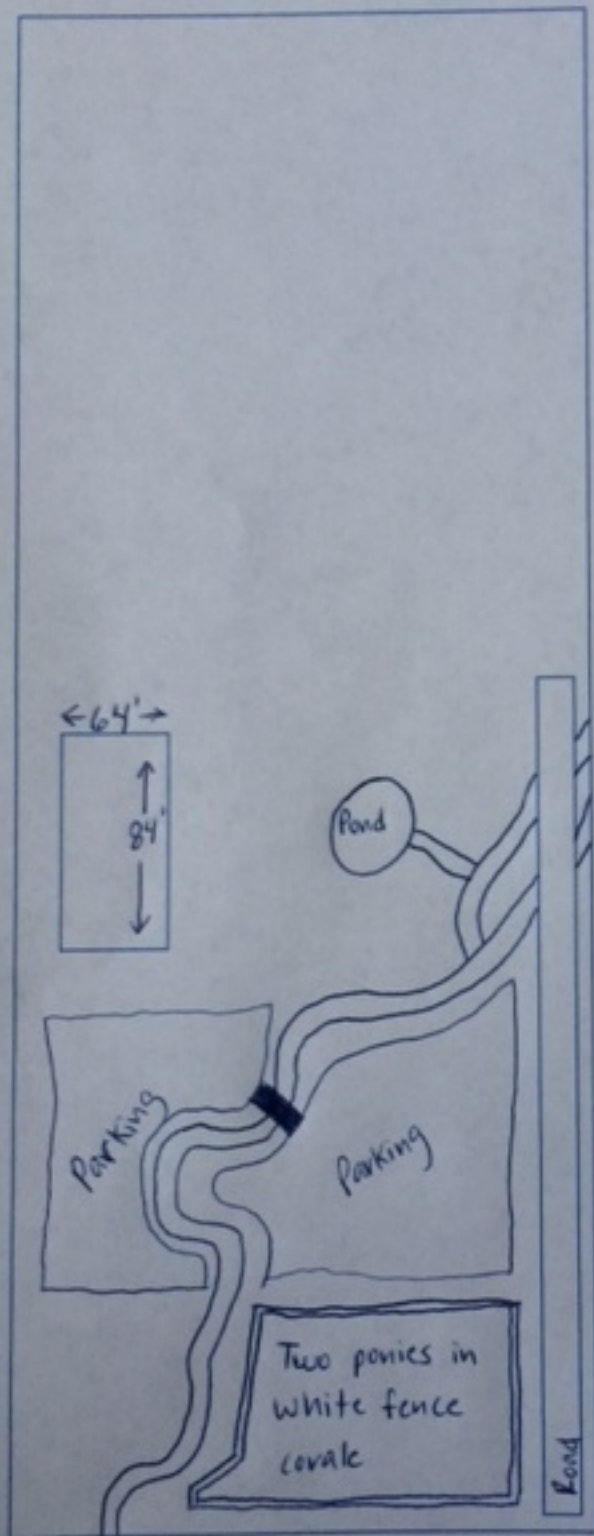
3. Provided that the Board in granting a Special Exception shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bonds as it may deem necessary to enforce compliance with the conditions.

Staff: To be determined by the Board of Adjustment.

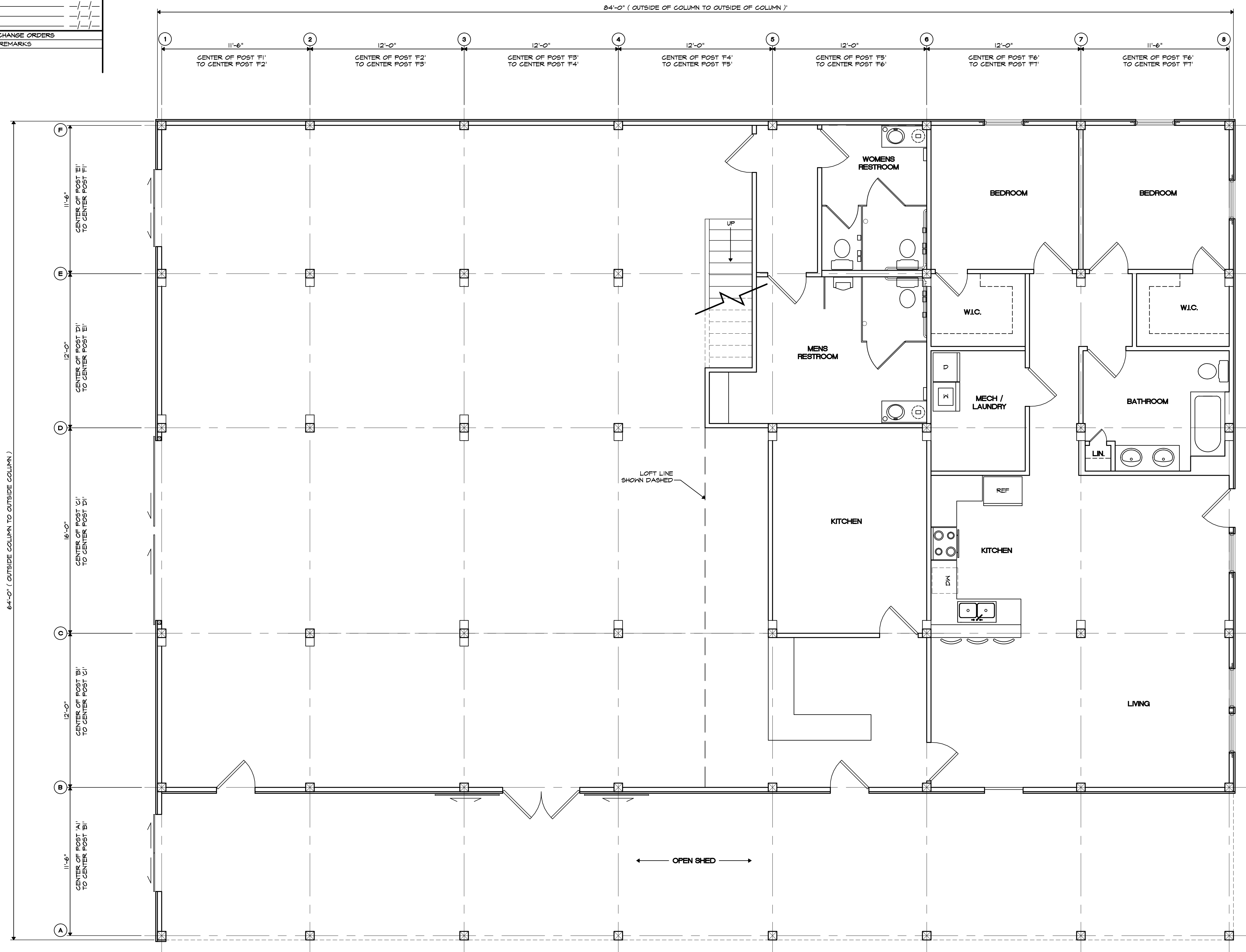
ATTACHMENTS:

1. Case Map
2. Site Plan Map
3. Floor Plan
4. Elevation Plan





APPROVALS		
BEAM BARN		—/—/—
MILL		—/—/—
CLIENT		—/—/—
CHANGE ORDERS		
REV	DATE	REMARKS



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BRADLEY GRIFFIN
64x84 GAMBREL BARN


BeamBarns.com
Custom all wood barns
Nationwide service
Christopher Willman
(740) 743-2703

THIS BARN IS DESIGNED FOR AGRICULTURAL USE ONLY. OWNER IS RESPONSIBLE FOR BUILDING COMPLIANCE FOR ANY OTHER USE. OWNER SHALL CHECK WITH THEIR LOCAL BUILDING AUTHORITY FOR ALL APPLICABLE CODES AND ZONING REQUIREMENTS. CHRISTOPHER CUSTOM BEAM BARNS, AS WELL AS THE AUTHOR OF THESE DOCUMENTS, ASSUME NO LIABILITY FOR CODE COMPLIANCE.

OWNER IS RESPONSIBLE FOR ALL NAILED AND MECHANICAL CONNECTIONS. SUCH CONNECTIONS SHALL BE INSTALLED TO WITHSTAND ALL SHEAR / UPLIFT LOADS AS APPLIED.

FASTENER SCHEDULE:
(UNLESS NOTED OTHERWISE)
4" 204 ROLF BARN SPIKES
FOR FRAMING AND 2-3/8" RING SHANK GALV. FOR SIDING AND DECKING

DRAWN BY	MSF
CHECKED BY	JDA
APPROVED BY	PMC
COMMISSION NO.	14025
DATE	2 APRIL 2014

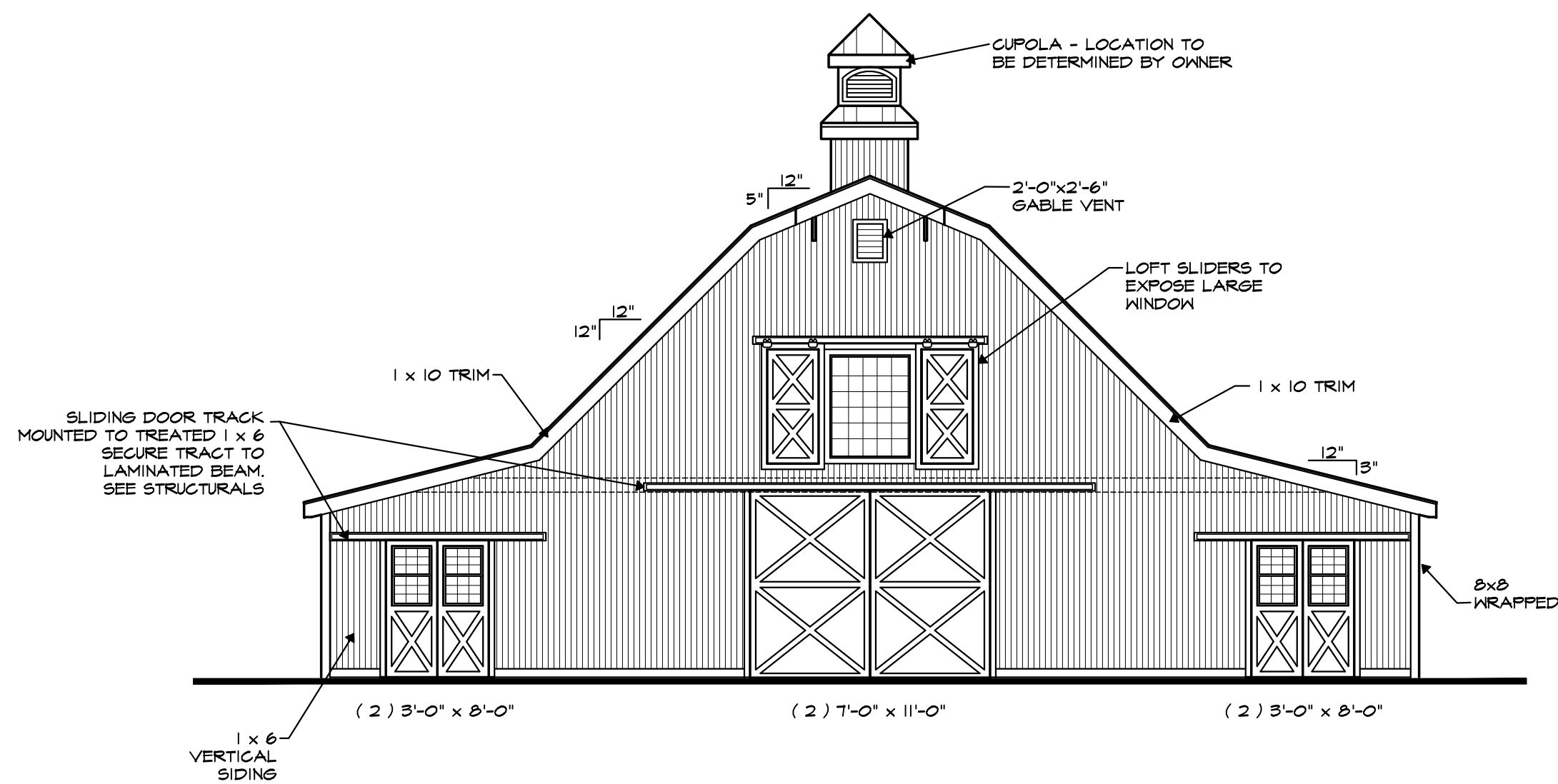
64 x 84
GAMBREL
BARN

MODEL NO. GB 6484
SERIAL NO. -

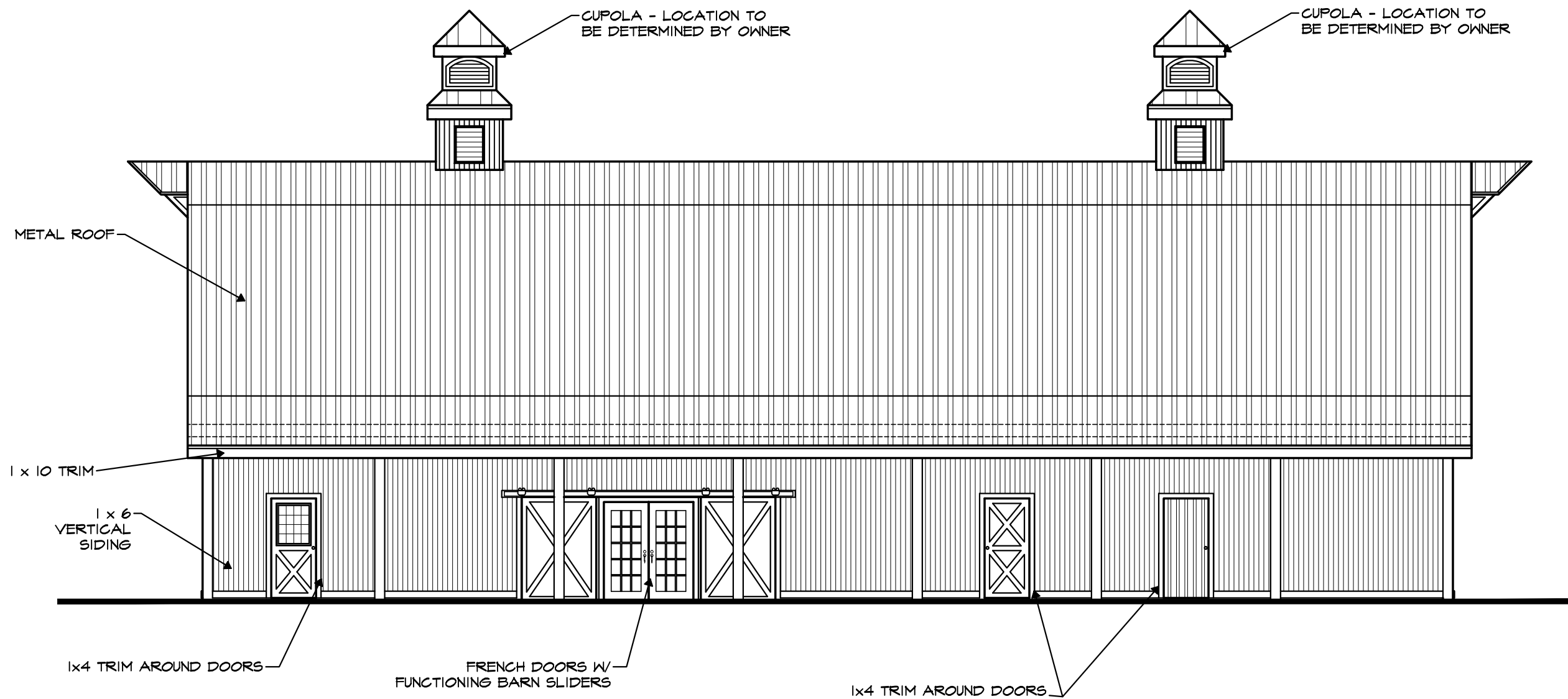
FOR REVIEW ONLY

SHEET NO.
A-1
OF 1 SHEETS

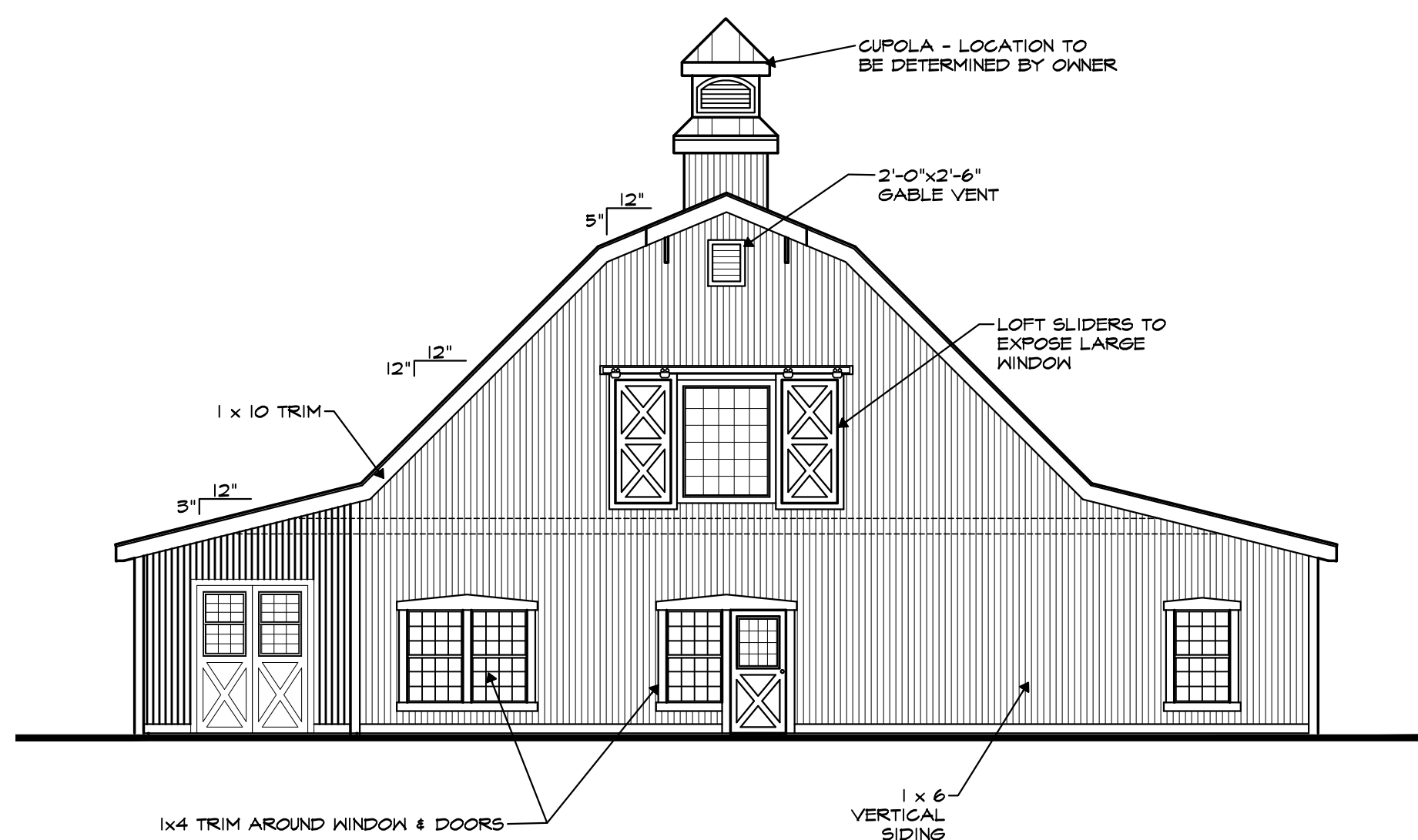
APPROVALS		
BEAM BARN	_____	____/____/____
MILL	_____	____/____/____
CLIENT	_____	____/____/____
CHANGE ORDERS		
REV	DATE	REMARKS



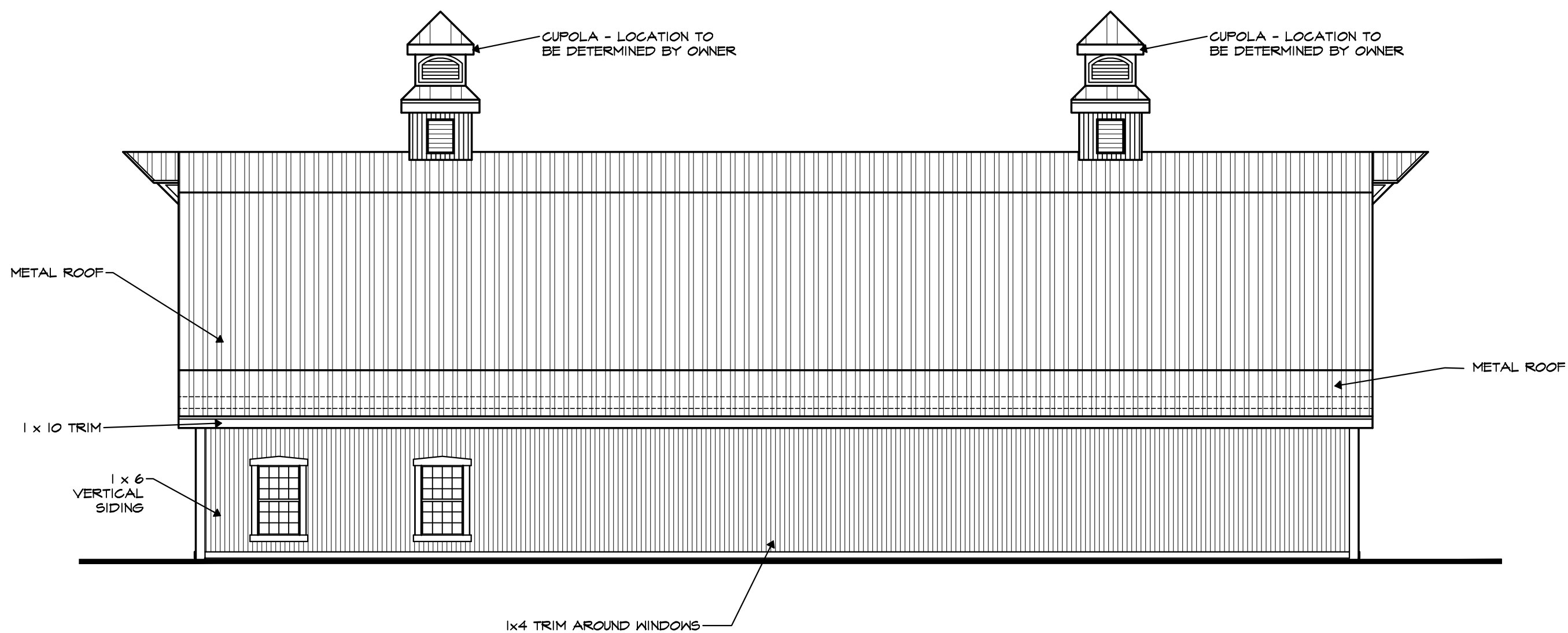
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

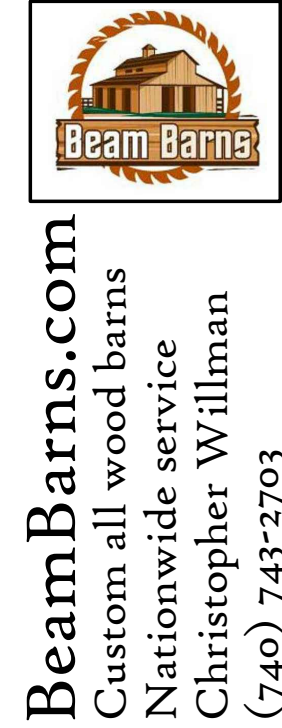


REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

BRADLEY GRIFFIN
64x84 GAMBREL BARN



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OWNER IS RESPONSIBLE FOR ALL NAILED AND MECHANICAL CONNECTIONS. SUCH CONNECTIONS SHALL BE INSTALLED TO WITHSTAND ALL SHEAR / UPLIFT LOADS AS APPLIED.

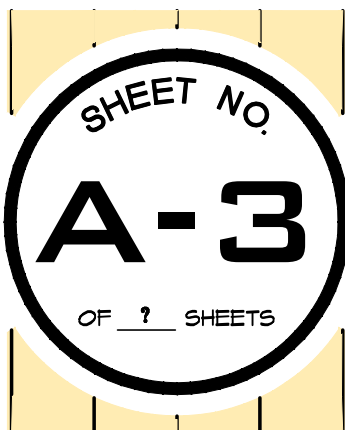
FASTENER SCHEDULE (UNLESS NOTED OTHERWISE) 4" 20d ROLE BARN SPIKES FOR FRAMING AND 2-3/8" RING SHANK GALV. FOR SIDING AND DECKING

DRAWN BY	MSF
CHECKED BY	JDA
APPROVED BY	PMC
COMMISSION NO.	14025
DATE	2 APRIL 2014

64 x 84
GAMBREL
BARN

MODEL NO. GB 6484
SERIAL NO. -

FOR REVIEW ONLY



TO: GLENPOOL BOARD OF ADJUSTMENT

FROM: RICK MALONE, PLANNING DIRECTOR

RE: GBOA #430, a request by Brian Lambert for a Special Exception to allow Warehouse use (Use Unit #22) in an CG (Commercial General) zoning district located at 580 West 146st Street, Glenpool, Ok. This property is described as Lot 2, Block 1 Rolling Meadows Apartments Addition to the City of Glenpool, Tulsa County, State of Oklahoma according to the recorded plat thereof.

DATE: June 9th, 2014

BACKGROUND:

The subject tract is 1.53 acres in size and was part of the Rolling Meadows Apartments subdivision plat that was filed in April of 2011. A site plan was submitted for review and it was determined that the applicant wanted commercial office/warehouse use on this property and the warehouse use was not allowed in a CG zoning district with Board of Adjustment approval and since has filed an application to the Board of Adjustment.

600.1 PURPOSES OF THE CG COMMERCIAL GENERAL DISTRICT

The CG District is designed to:

- A. Accommodate existing development of mixed commercial uses which are well established, while providing a degree of protection to adjacent residential areas.
- B. Accommodate the grouping of certain commercial and light industrial uses which are compatible with one another.

SECTION 610. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the Commercial Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 9. The use units permitted in Commercial Districts are set forth below in Table 1.

Table 1

Use Units Permitted in Commercial Districts*

NO.	NAME OF USE UNIT (SEE CHAPTER 9)	DISTRICTS	
		CS	CG
22.	Warehousing and Wholesaling		E

*X = use by right.

E = special exception.

SURROUNDING PROPERTY:

The subject tract is abutted by:

- North by mostly vacant land which is RS-1, CG and CS.
- East by vacant land that is zoned CG.
- South by vacant land that is zoned AG.
- West by Rolling Meadows Apartments that are zoned RM-2.

STAFF COMMENTS:

- Per Code, this case has been advertised in the South County News.
- Per Code, the property owners with a 300' radius of the tract have been notified that this case is being heard before the Board of Adjustment.

SPECIAL EXCEPTION:

The Board of Adjustment shall hold the public hearing and, upon the concurring vote of three members, may grant the Special Exception after finding that the Special Exception will be:

1. In harmony with the spirit and intent of the code,
Staff: The Glenpool Zoning Code does make provisions to allow warehouse use in the CG zoning district by Special Exception on a case by case basis.
2. Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
Staff: To be determined by the Board of Adjustment.
3. Provided that the Board in granting a Special Exception shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bonds as it may deem necessary to enforce compliance with the conditions.
Staff: To be determined by the Board of Adjustment.

ATTACHMENTS:

1. Case Map
2. Site Plan Map



1 inch = 200 feet

TO: GLENPOOL BOARD OF ADJUSTMENT

FROM: RICK MALONE, PLANNING DIRECTOR

RE: GBOA #431, a request by Timothy Bowling for a Special Exception to allow Mobile Home Dwelling (Use Unit #9) in an AG (Agriculture) zoning district located at 12705 South 33rd West Ave, Glenpool, Ok.

DATE: June 9th, 2014

BACKGROUND:

We received an inquiry about placing a mobile home on this 3.37 acre tract and it was determined that the property was zoned AG and would require approval from the Board of Adjustment for a special exception. Mobile homes are only allowed as a matter of right inside a platted mobile home park within the City of Glenpool.

SURROUNDING PROPERTY:

The subject tract is abutted by:

- North by mostly vacant land zoned AG and a large single family residential subdivision (Longhorn Estates) which is zoned RE (Residential Estates)
- East by mostly vacant land with scattered single family residences and zoned AG.
- South by mostly vacant land with scattered single family residences and zoned AG.
- West by mostly vacant land with scattered single family residences and zoned AG

STAFF COMMENTS:

- Per Code, this case has been advertised in the South County News.
- Per Code, the property owners with a 300' radius of the tract have been notified that this case is being heard before the Board of Adjustment.

SPECIAL EXCEPTION:

The Board of Adjustment shall hold the public hearing and, upon the concurring vote of three members, may grant the Special Exception after finding that the Special Exception will be:

1. In harmony with the spirit and intent of the code,
Staff: The Glenpool Zoning Code does make provisions to allow mobile homes in the AG zoning district by Special Exception to the Board of Adjustment on a case by case basis.
2. Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
Staff: To be determined by the Board of Adjustment.
3. Provided that the Board in granting a Special Exception shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bonds as it may deem necessary to enforce compliance with the conditions.
Staff: To be determined by the Board of Adjustment, such as two year time limit.

ATTACHMENTS:

Case Map

