

**OWASSO BOARD OF ADJUSTMENT  
MINUTES OF REGULAR MEETING  
Tuesday, February 27, 2018  
Old Central, 109 North Birch**

**MEMBERS PRESENT**

Joe Ramey  
Jim Bausch  
Abhijeet Utturkar

**MEMBERS ABSENT**

Dean Knoten  
Sherry Jacobs

**STAFF PRESENT**

Karl Fritschen  
Bronce Stephenson  
Julie Lombardi  
Marsha Hensley  
Dwayne Henderson

The meeting agenda was posted at the west entrance to City Hall on the 22<sup>nd</sup> day of February, 2018 at 11:00 AM.

**1. CALL TO ORDER**

The clerk stated that the Owasso Board of Adjustment chair and vice chair will not be attending the meeting. A motion is needed for a temporary chair for tonight's meeting.

Mr. Utturkar moved to select Joe Ramey for the temporary chair; Mr. Bausch seconded the motion. A vote on the motion was recorded as follows:

AYE: Bausch, Ramey, Utturkar  
NAY: None

The motion carried 3-0

**2. ROLL CALL**

- 3. Approval of Minutes from the September 26, 2017 Regular Meeting - Mr. Bausch moved to approve the minutes of September 26, 2017 meeting, Mr. Utturkar seconded the motion to approve the minutes.**

AYE: Ramey, Utturkar, Bausch  
NAY: None

The motion carried 3-0

**BOARD OF ADJUSTMENT PUBLIC HEARING**

- 6. OBOA 18-01 – Variance & Special Exception Request – Attic Storage – Consideration and appropriate action related to a request for approval of a variance to allow for the use of gravel in-lieu of asphalt or concrete for RV/boat storage. The request for approval of a special exception is to allow for the expansion of an existing non-conforming use (Attic Storage of Owasso). The property is located at 11500 E 80<sup>th</sup> St N, Owasso, OK and is zoned CS (Commercial Shopping). This item will require two (2) separate actions, one for the Special Exception and one for the Variance.**

BOARD OF ADJUSTMENT

February 27, 2018

Page 2 of 3

Karl Fritschen presented the item and described the property location. Letters were mailed to property owners within 300' of the subject property and the request was advertised in the Owasso Reporter. Karl explained that this request for approval of a variance to allow for the use of gravel in-lieu of asphalt or concrete for RV/boat storage. The request for approval of a special exception is to allow for the expansion of an existing non-conforming use (Attic Storage of Owasso). The property is located at 11500 E 80<sup>th</sup> St N, Owasso, OK and is zoned CS (Commercial Shopping). This item will require two (2) separate actions, one for the Special Exception and one for the Variance. The Chair opened the floor for public comments. Mr. Erik Enyart with Tanner Consulting, representative for the applicant, was present to answer any questions and asked to make a brief presentation.

Staff recommends approval of OBOA 18-01 with the following conditions:

**Special Exception Request:**

- All requirements outlined in the Owasso Zoning Code regarding Site Plans, engineering design, landscaping, and building codes shall be adhered to with each phase of development.
- Any signage shall adhere to the Owasso Zoning Code and be secured through a sign permit.
- A Lighting Plan shall be submitted for review and approval.
- The plans for Phase 1 shall be submitted one (1) year after the date of approval by the Board.
- The westernmost structure (building "Z") shall be built during Phase 1, and the back side of the structure shall be an EIF's material or split face block.
- Landscaping along the eastern edge of the property shall be installed during Phase 1 of the project or within two (2) years of the date of approval by the Board.

**Variance Request:**

- The area shown for the RV and boat storage shall be paved within four (4) years if this area is not developed with buildings.

After brief discussion, Mr. Bausch moved to approve, Mr. Utturkar seconded the motion to approve Special Exception request for OBOA 18-01, subject to the above conditions. A vote on the motion was recorded as follows:

AYE: Ramey, Bausch, Utturkar

NAY: None

The motion carried 3-0

Mr. Utturkar moved to approve, Mr. Bausch seconded the motion to approve Variance request for OBOA 18-01, subject to the above conditions. A vote on the motion was recorded as follows:

AYE: Ramey, Bausch, Utturkar

NAY: None

The motion carried 3-0

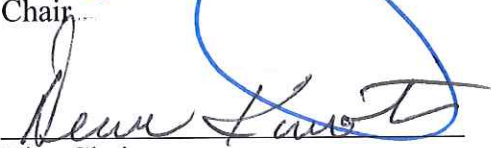
5. Report from Community Development Director
6. Report from Board of Adjustment Members
7. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)
8. Adjournment – Mr. Bausch moved for adjournment, seconded by Mr. Utturkar. A vote on the motion was recorded as follows:

AYE: Bausch, Ramey, Utturkar

NAY: None

The motion was approved 3-0 and the meeting was adjourned at 6:40PM.

  
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Chair

  
\_\_\_\_\_  
Vice Chair

March 27, 2018  
Date