

# PLANNING COMMISSION

## Regular Meeting Minutes

January 12, 2026

4:00 p.m.

City Council Chambers

100 E. Broadway, Sand Springs, OK

**MEMBERS PRESENT:** Paul Shindel, Chairman 5-0  
Harold Neal, Vice-Chairman 4-1  
William Yemma, Secretary 4-1  
Erik Stuckey, 3-2  
Michael Dickerson, 4-1  
Len Gardner, 4-1

**MEMBERS ABSENT:** Tom Askew, 2-3

**STAFF PRESENT:** Mike Carter, City Manager  
Brad Bates, Asst. City Manager/Planning Director  
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in a regular session on Monday, January 12, 2026 in City Council Chambers, 100 E. Broadway, pursuant to the agenda filed with the City Clerk's office, posted on the display board located at Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, and posted on the City of Sand Springs website at [www.sandspringsok.gov](http://www.sandspringsok.gov) at 3:38 p.m., on January 8, 2026, by Cynthia Webster.

### 1. Call to Order

Chairman Paul Shindel called the meeting to order at the noted time of 4:00 p.m.

### 2. Roll Call

Chairman Shindel called for an individual roll call with members replying in the following manner: Mr. Stuckey, here; Mr. Gardner, here; Mr. Yemma, here, Chairman Shindel, here; Mr. Neal, here; Mr. Askew, no response; Mr. Dickerson, here.

Mr. Askew was noted as absent.

### 3. Minutes of October 13, 2025

Commissioners considered approving, denying, amending or revising of the minutes from the October 13, 2025 meeting.

Mr. Neal made a motion that the minutes of October 13, 2025, be approved as presented. Mr. Yemma seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Dickerson, aye.

The motion carried 6-0-0.

**4. SSLC-754**

Commission is being asked to discuss and consider approving, denying, amending, revising, or continuing of the application of Ashley and Patrick Baker, to combine Lots 6 and 7, Block 41, Oak Ridge Second Addition with Lot 8, Block 41, Oak Ridge Second Addition. The lots are commonly known as 1010 and 1006 N. Garfield Ave. zoned RS-3 (Residential Single-Family High Density).

Assistant City Manager/Planning Director Brad Bates presented the staff report. The applicants own a home at 1010 N. Garfield Ave. Applicants also own the adjacent lot known as 1006 N. Garfield Ave. Applicants would like to combine the lots for additional yard space. Applicants will need to pave the driveway at 1006 N. Garfield if they plan to use it for vehicle/rv storage.

Mr. Neal made a motion to approve SSLC-754 as presented. Mr. Yemma seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Dickerson, aye.

The motion carried 6-0-0.

**5. SSLC-755**

Commission is being asked to discuss and consider approving, denying, amending, revising, or continuing of the application of Joe and Becky Byers to combine Lot 12, Block 1, Shadow Creek with Lot 25, Block 1, Shadow Creek, zoned RS-2 (Residential Single-Family Medium Density). The applicants own a home at 1406 N. Old North Pl. The applicants also own Lot 25, Block 1, Shadow Creek which abuts their rear property line. Applicants would like to combine the lots for additional yard space.

Applicant Becky Byers was present for questions.

Mr. Stuckey made a motion to approve SSLC-755 as presented. Mr. Yemma seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Dickerson, aye; Mr. Neal, aye; Chairman Shindel, aye; Mr. Yemma, aye; Mr. Gardner, aye; Mr. Stuckey, aye.

The motion carried 6-0-0.

6. **SSLC-756**

Commission is being asked to discuss and consider approving, denying, amending, revising, or continuing of the application of Donald Pitts to combine Lot 1, Block 3, Cambridge Park with an adjacent parcel known as PRT S/2 SEC BEG NEC LT 2 BLK 1 CAMBRIDGE PARK TH N20 E25 N185.67 E387.27 SE206.41 TO NL CAMBRIDGE PARK TH W458.90 TO POB SEC 1 19 11 1.915ACS, zoned RE (Residential Estate). Applicant owns a home at 1119 N. Woodland Pl. and would like to combine his lot with the adjacent lot that he owns for tax assessment purposes.

Mr. Neal made a motion to approve SSLC-756 as presented. Mr. Yemma seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Dickerson, aye.

The motion carried 6-0-0.

7. **Sheffield Crossing at Sand Springs Phase II Amended**

Assistant City Manager/Planning Director Brad Bates presented the staff report. This Plat is an amended plat of Sheffield Crossing at Sand Springs Phase II. Lot 1, Block 2 of the originally approved plat is being modified to create two lots that will now be known as Lot 1 and 2 of Block 2, Sheffield Crossing at Sand Springs Phase II Amended, a resubdivision of Lot 1, Block 2, and Huskey Avenue.

The amended plat is also modifying a section of Huskey Avenue in the northwest portion of the original plat. That portion of land is being vacated and converted into a Mutual Access Easement and General Utility Easement. Additionally, a Mutual Access Easement and General Utility Easement is being dedicated via this plat along the west and south property lines of what will be known as Lot 1, Block 2. This is essentially the roadway that people see today and know as Huskey Avenue. However, that roadway is not a public road and was built as a temporary means of access until such time as a dedicated roadway is built. The mutual access easement will allow any future development to have a secondary, privately maintained means of access through their property.

The southwest property line is being expanded to the west to pick up a portion of land that was inadvertently omitted from the original plat. This expanded area will be part of what is proposed to be Lot 2, Block 2.

Lastly, the most southern General Utility Easement has been modified to make it follow a known stormwater line and be set off from that line 7.5' from the center of the line. This reduces the easement in this area of what will be known as Lot 2, Block 2 to create more usable space.

Mr. Stuckey made a motion to recommend approval to City Council the plat of Sheffield Crossing at Sand Springs Phase II Amended, a resubdivision of Lot 1, Block 2, and Huskey Avenue. Mr. Neal seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Dickerson, aye; Mr. Neal, aye; Chairman Shindel, aye; Mr. Yemma, aye; Mr. Gardner, aye; Mr. Stuckey, aye.

The motion carried 6-0-0.

**8. Director's Report**

Assistant City Manager/Planning Director Bates advised Commission of upcoming meeting dates for Planning Commission and City Council.

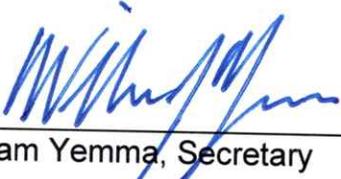
**9. City Manager's Report**

City Manager Mike Carter gave a brief summary of the upcoming meeting dates and answered general questions regarding location, times, security, and other meeting decorum.

**10. Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:49 p.m.

02/09/2026  
Date of Approval

  
William Yemma, Secretary