

PLANNING COMMISSION
Special Meeting Minutes
January 27, 2026
6:00 p.m.
Charles Page High School Cafeteria
500 N. Adams Rd., Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman
Harold Neal, Vice-Chairman
William Yemma, Secretary
Erik Stuckey
Tom Askew
Michael Dickerson
Len Gardner

MEMBERS ABSENT: None

STAFF PRESENT: Mike Carter, City Manager
Brad Bates, Asst. City Manager/Planning Director
David Weatherford, City Attorney
Janice Almy, City Clerk
Dawn Gilmartin, Asst. City Clerk
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in a special session on Tuesday, January 27, 2026 in the Charles Page High School Cafeteria, 500 N. Adams Rd, Sand Springs OK, pursuant to the Special Meeting Notice 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 at 5:45 p.m., on January 22, 2026, by Cynthia Webster.

1. Call to Order

Chairman Paul Shindel called the meeting to order at the noted time of 6:00 p.m.

Chairman Paul Shindel and Secretary Bill Yemma provided an overview of the Rules of Conduct and expectations from staff, applicant's representatives, and members of the public.

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, here; Mr. Dickerson, here.

3. SSZ-517

Commission was asked to discuss and consider approving, denying, amending, revising, or continuing of and make a recommendation to City Council, regarding the application of Lou Reynolds, on behalf of Alan Ringle, to rezone 826+ acres from AG (Agriculture) to IL (Industrial Light) and PUD-039. The property is legally known as being 826+ acres

located in Sections 2,3-20N-11E and 33,34,35-21N-11E, commonly known as being at approximately 56th St. North and Hwy 97 in Osage County, Oklahoma.

4. PUD-039

Commission was asked to consider approving, denying, amending, revising, or continuing of and make a recommendation to City Council, regarding the application of Lou Reynolds, on behalf of Alan Ringle, to allow PUD-039 for the development of a data center project and related uses on 826+ acres legally known as being located in Sections 2,3-20N-11E and 33,34,35-21N-11E, commonly known as being at approximately 56th St. North and Hwy 97 in Osage County, Oklahoma.

5. SSCPA-007

Commission was asked to consider approving, denying, amending, revising, or continuing of and make a recommendation to City Council, regarding the application of Lou Reynolds, on behalf of Alan Ringle, to amend the Sand Springs Comprehensive Plan Map from a residential designation to an Industrial Light designation, with an overlay known as PUD-039. The property is legally known as being 826+ acres located in Sections 2,3-20N-11E and 33,34,35-21N-11E, commonly known as being at approximately 56th St. North and Hwy 97 in Osage County, Oklahoma, zoned AG (Agriculture).

Assistant City Manager/Planning Director Brad Bates presented the staff reports and advised that he would be speaking to the three items on the agenda in one presentation, but the items would be voted on separately.

Assistant City Manager/Planning Director Bates provided an overview of the three applications and their components as well as recent changes that were made as a result of an informational meeting held on January 20, 2026 at Charles Page High School. Discussion topics included traffic studies and counts; mechanical, plumbing, and electrical requirements and needs; noise analysis; air quality and emissions; water and wastewater; and components of the PUD, among others.

After discussion between the Planning Commission and Mr. Bates, the applicant's attorney, Lou Reynolds, introduced himself and his design team. The design team included Kate Franko from Google, Jeff Eigenbrood from White Rose Partners, the following representatives from Kimley Horn: Brent Massey, Civil Engineer, Project Lead; Casey Reimann, Mechanical, Plumbing, and Electrical Engineer; Tad Hardy, Engineer-Noise Analysis; Amanda Miller, Biologist-Environment Professional; from PSO was Rodrigo Rojas as well as Independent Consultants, Tom Meshek, Engineer-Civil, Traffic and James Sipes, Air Quality.

Extended discussion was held among the Planning Commission and the design team regarding traffic, electrical, water and wastewater, emissions, landscaping, setbacks, lighting, signage, construction materials, noise, and other related topics.

It was noted for the record that Mr. Yemma stepped out at 7:05 p.m. and returned at 7:09 p.m.

It was noted for the record that Mr. Gardner stepped out at 7:10 p.m. and returned at 7:15 p.m.

Chairman Shindel declared the public hearing open at 7:51 p.m.

Michael Paton, of Tulsa Land Legacy, spoke regarding the conservation easement on the subject property. Brief discussion was held between the Planning Commission and City Attorney David Weatherford.

Chairman Shindel stated he would then be calling speakers who signed in to speak.

The following citizens spoke in opposition to the proposed project:

(Located in the City of Sand Springs unless otherwise noted)

Brian Ingram, 5519 N. State Hwy 97
Charley Pearson, 13154 Rock School Rd., Skiatook, OK
Jonathan Sims, 5575 N. State Hwy 97
Suzanne Stowe, 5385 N. State Hwy 97
Annette Kennedy, 8362 N. 68th W. Ave., Sperry, OK
Jimmy Stevens, 1125 N. Main St
Morgan Caywood, 508 N. Birch
Bill Grant, 4526 N. State Hwy 97
Phil Nollan, 2401 Rock Creek Rd
Kevin Case, 4906 S. Bahama
Kyle Schmidt, 5032 N. State Hwy 97
Justin Couffer, 5148 N. Antler Ridge Rd
Heather Vest, 90 Old Towne Rd
Angie Grant, 4526 N. State Hwy 97
Mike Bennett, 9486 Rock School Rd., Skiatook, OK
Kenneth Blevins, 5194 N. State Hwy 97
Julie Dunbar, on behalf of Jordan Green, 13421 Overlook Dr
Rachel Summers, 8489 N. 100th W. Ave., Skiatook, OK
Todd Autry, 4332 S. Woodland Ave
Darren Blanchard, (no address provided) Mounds, OK
Chandra Ingram, 5519 N. State Hwy 97

The following citizen spoke in support of the proposed project:

Sarah Gray, 10511 S. Olmsted St. (city not provided)

Chairman Shindel closed the public hearing at 9:03 p.m.

Extended discussion was held among the Planning Commissioners and the project team.

Mr. Neal introduced himself to the public and stated he was making a motion to deny SSZ-517. The motion died for lack of a second.

Mr. Gardner made a motion to recommend approval to City Council regarding SSZ-517. Mr. Dickerson 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, nay; Mr. Askew, aye; Mr. Dickerson, aye.

The motion carried 6-1-0.

Mr. Stuckey made a motion to recommend approval to City Council regarding PUD-039. Mr. Yemma seconded the motion.

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

The motion carried 6-1-0.

Mr. Yemma made a motion to recommend approval to City Council regarding SSCPA-007. Mr. Garnder 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, nay; Mr. Askew, aye; Mr. Dickerson, aye.

The motion carried 6-1-0.

6. Adjournment

There being no other items, the meeting was adjourned at the noted time of 9:30 p.m.

02/09/2026
Date of Approval


William Yemma, Secretary