Tulsa County Board of Adjustment
MINUTES of Meeting No. 551
Regularly Scheduled Meeting
Tuesday February 17, 2026, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No.551

Consider, Discuss and/or Take Action On:

Members Present	Members Absent	Staff Present	Others Present
Hicks	Charney	S. Tauber	County Inspectors:
Houston		K. Davis	T. Tosh
Tisdale		J. Rojas	
Bonebrake		D. Wilkerson	

The notice and agenda of the said meeting were posted at the County Clerk's office, County Administration Building, February 10, 2026, at 9:36 a.m. as well as in the Office of INCOG, 2 West Second Street, Suite 800.

Mr. Hicks filled in as Chair for this meeting as Chairperson David Charney is out today. He welcomed the new member of the Board of Adjustment, Douglas Bonebrake. Mr. Hutchinson has resigned from the Board of Adjustment as of January 15, 2026.

Mr. Davis read the rules and regulations.

After declaring a quorum present, Chairperson Hicks called the meeting to order at 1:30 p.m.

On **MOTION** of **HICKS**, the Board voted 4-0-0 (Bonebrake, Hicks, Houston, and Tisdale all "ayes"; no "nays"; no "abstinence", to **CONTINUE** the Minutes of November 19, 2025 (Meeting No. 548) to March 17, 2026, CBOA meeting.

On **MOTION** of **TISDALE**, the Board voted 3-0-1 (, Hicks, Houston, Tisdale all "ayes"; no "nays"; Bonebrake "abstained", to **APPROVE** the Minutes of December 16, 2025 (Meeting No. 549).

New Applications

CBOA – 3327 Jaclyn Honn
Action Requested:
Variance of the minimum Lot Area per dwelling unit in an AG District to allow two dwelling units on a single lot (Section 2.040, Table 2-3)
Location: 13201 N Memorial, Collinsville, OK 74021

Presentation:
Jaclyn Honn, 13201 North Memorial, Collinsville, Oklahoma 74021, stated that she was requesting this Variance to allow two dwellings on her 2.32 acres Agricultural zoned property. Her younger sister is ill, and they want to have her on their property close by. They have placed a double-wide manufactured home on their lot. The existing home that is on the lot will be remodeled. There is a gravel driveway that will access both properties. There must be four acres or two acres per dwelling and that is why they are before the Board. The double-wide manufactured home has been on the property since February 6, 2026, and the house has been there since 1971. She has an accessory building permit. She talked to all her neighbors, and they all have two houses on their lots and approved of her request.

Mr. Bonebrake asked if there were any other land and/or occupants that this approved something like this.

Mr. Davis stated that he did not believe that there were any that had received recent approval for two homes on a single lot, but the lots in the applicant's area are all larger than hers and have two houses on a single lot is common in her area. This is not an unusual request.

Mr. Hicks asked the applicant whether the Board should approve this request, would she be amenable if they put a restriction on no commercial use, no short-term rental, nothing other than family use.

Ms. Tosh asked the applicant if the new mobile home has an all-weather hard surface parking like concrete or asphalt area for the parking of a vehicle. The double-wide manufactured home does need all weather hard surface parking for the cars. This cannot be gravel.

Ms. Honn stated that the double-wide does have all weather hard surface parking. The double-wide has not been "finaled-out" yet. They are waiting for the power company to come out and do the water final. The skirting will be done after trimming out and is completed in approximately two weeks' time. There is an aerobic system that was installed last week.

Mr. Wilkerson stated that the Zoning Code requires parking to be on the lot and does not have a dimensional standard.

Interested Parties:
None

Comments and Questions:
Mr. Hicks stated that he could support this request. He mentioned to his colleagues that staff have made some modifications to the format which he appreciates very much. There are a few items listed for the motion.

Board Action:
On **MOTION** of **TISDALE,** the Board voted 4-0-0 (Bonebrake, Hicks, Houston, and Tisdale all "ayes"; no "nays"; no "abstinence", to **APPROVE** the Variance of the minimum Lot Area per dwelling unit in an AG District to allow two dwelling units on a single lot (Section 2.040, Table 2-3) subject to the following conditions that are listed in the Agenda per sample motion items as follows:

1. The Variance shall apply solely to allow two (2) dwelling units on the subject property. No additional dwelling units, manufactured homes, or accessory dwelling units shall be permitted.
2. Both dwelling units shall be used exclusively for single-family residential purposes. No commercial, short-term rental, or multi-family use shall be permitted.
3. The placement of both dwelling units shall be substantially consistent with the site plan submitted with the application. Any significant deviation shall require additional Board approval.
4. All structures shall comply with applicable setbacks, height, and bulk regulations of the AG district, except as modified by this approved variance.
5. Prior to occupancy of the second dwelling unit, the applicant shall obtain approval from all applicable utility providers and/or environmental agencies for water supply, septic systems, and wastewater disposal.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

BEG 317.12N SWC NW TH E329.72 N331.60 W329.72 S331.60 POB LESS W16.5 THEREOF FOR RD SEC 36 22 13 2.384ACS County of Tulsa, State of Oklahoma

CBOA – 3328 Suzette Blair
Action Requested:
Special Exception to allow two households (existing and new manufactured home) on a single lot in an RS-3 district (Sec.6.010, Table 6-1)
Location: 5838 S 109th W Ave, Sand Springs, OK 74063

Presentation:
Kara Fenstermacher, 5838 South 109th West Avenue, Sand Springs, Oklahoma 74063, stated that her family has 2.34 acres and they have a double-wide manufactured home and they are requesting a second manufactured home double-wide for her mother-in-law. The second home will have its own entrance from the county road and Clayton homes will put in an all-weather hard surface parking space for that home.

Interested Parties:
None

Comments and Questions:
Mr. Wilkerson stated that in the Zoning Code there is an unusual circumstance that in the AG district as we saw before it was a Variance. In this case though, because it is in an RS-3 district it is a Special Exception and the code sets a distinctive standard difference between the zoning.

Mr. Bonebrake asked the applicant why she would not want to split the lot.

Ms. Fenstermacher stated that they felt this was the better option.

Mr. Tisdale asked if the staff, if the applicant had done a lot split, they would still have to come before the Board to get approval.

Mr. Wilkerson stated that because it was a manufactured home in RS-3 it had to come before the Board.

Ms. Tosh stated that a double-wide is considered the same as a stick-built home, but this is in RS-3 zoning.

Mr. Hicks stated that he could support it.

Board Action:
On **MOTION** of **HOUSTON,** the Board voted 4-0-0 (Bonebrake, Hicks, Houston, and Tisdale all "ayes"; no "nays"; no "abstinence", to **APPROVE** the Special Exception to allow two households (existing and new manufactured home) on a single lot in an RS-3 district (Sec.6.010, Table 6-1) Subject to the following including all weather, hard surface parking for each dwelling:

- The manufactured home shall comply with all applicable setbacks, placement, and anchoring requirements.
- The manufactured home shall be used solely for residential purposes.
- No additional dwelling units shall be permitted on the property.
- All required permits and inspections shall be obtained prior to placement and occupancy.

In approving a Special Exception, the Board of Adjustment is authorized to impose such conditions and restrictions as the Board of Adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, for the following property:

BUFORD-COLONY LOT 5 BLK 6 Section: 35 Township: 19 Range: 11 County of Tulsa, State of Oklahoma

CBOA – 3329 Dustin S. James

Action Requested:

Variance of side setback requirements in RE district from 15 feet to 8 feet for new garage construction and from 15 feet to 6 feet for existing house (Sec. 3.040, Table 3-3).

Location: 9215 N Osage Dr. Sperry OK 74073

Presentation:

Casey Apple, 9215 North Osage Drive, Sperry, Oklahoma 74073, stated that she lived with Dustin James. They bought this property and needed a place to park their vehicles and equipment. They do not run their business out of their home, but they do drive home their company vehicles daily. The house sits six feet off the north property line. They are hemmed in by power lines and property lines. They want to build a garage +/- forty-two feet off the back of their house. They would like to build eight feet off the property line. That gives them yard to use, and they would be able to see the kids playing in the back. They are going to get rid of the shed that is there now and their driveway is wide. They would like the garage to be thirty feet by fifty feet. It will be a pole-barn-style building that will be enclosed with a six-inch slab and bay doors. They want to put a full bath in there as well. They want to be able to shower before coming into the house to try to keep their work dirt out of the house. All of there business is run at another site in Osage County. This is just personal use, so they do not have to drive so far after work to drop off their work vehicles. Eventually, they plan to concrete the whole driveway.

Ms. Tosh asked about the trucks that were being brought home nightly. She also stated that the full bath does raise some questions about the definition of a business.

Ms. Apple stated that they drive pick-up trucks with trailers on the back daily. They keep two trucks, a trailer, and skid loader at the house all the time unless they are at work.

Interested Parties:

None.

Comments and Questions:

Mr. Tisdale stated that he could support this request. He thought that if they parked there for a reasonable amount of time, off the street, and kept the trucks and trailers in the garage, it would be doable.

Mr. Bonebrake stated that the amount of time would be important to him.

Mr. Hicks asked the applicant if they plan on parking the trucks and trailers inside the garage and not out on the driveway.

Ms. Apple stated that they would agree to do that as much as possible.

Board Action:
On **MOTION** of **HICKS,** the Board voted 4-0-0 (Bonebrake, Hicks, Houston, and Tisdale all "ayes"; no "nays"; no "abstinence", to **APPROVE** the Variance of side setback requirements in RE district from 15 feet to 8 feet for new garage construction and from 15 feet to 6 feet for existing house (Sec. 3.040, Table 3-3) subject to the following conditions:

1. The garage shall be constructed in substantial conformance with the submitted site plan.
2. No additional encroachments into required setbacks shall be permitted.
3. All required building permits and inspections shall be obtained prior to construction.
4. The variances shall apply only to the existing residence and proposed garage as presented.
5. No commercial activities/operations
6. No storage of business vehicles or equipment.

The hardship being that the location of the garage being that the power line restricts the area it can go in, and the home is an older existing building.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

S 100 LT 1 SEC 23-21-12 County of Tulsa, State of Oklahoma.

CBOA – 3330 Brandon Gideon
Action Requested:
Special Exception to allow mining and mineral processing of shale in an approximately 2-acre area within an AG district (Sec. 6.010, Table 6-1)
Location: 14103 N Lewis Ave, Skiatook, OK

Presentation:
Brandon Gideon, 14810 North Peoria, Skiatook, Oklahoma 74070 stated that he currently has a permitted shale pit through the state and wants to obtain the County Permit for a two-acre portion of his land. There is a paved road that is near this area that they use for accessing the shale pit. They are mining the shale so they can put in a pond for cattle. There will be a track hoe digging out the shale and back-up beeping and another track hoe digging out the hole. There will be no dynamite involved. Either he will remove the shale with his dump trucks or other people will. The hours of operation will be between 7:30 a.m. and 3:30 p.m., Monday through Friday. There will be a rare occurrence of weekend of activity. This job will take less than a year to complete. The private road exits off Highway 20 to North Lewis, which is the only entrance and exit for this area.

Ron Clark, 14103 North Lewis, Skiatook, Oklahoma 74070 stated that he is working with Mr. Gideon on this project to accommodate the cattle that they have on this land. There are two other ponds that are almost dry due to the drought. He thought that they would be finished with the project by the end of the year. It is especially important to leave this land in decent shape when this job is completed. This area is a water shed and there was an old pond there in the past. There are two 80-acre tracts here and this will serve both tracts.

Interested Parties:
None.

Comments and Questions:
Mr. Houston stated that this is quite different from the usual mining operations that the Board usually hears. He did not see a detriment to the surrounding area or property owners.

Mr. Tisdale stated that he could support this request.

Mr. Hicks stated that he thought they should set the hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday.

Mr. Davis stated that there have not been any emails or phone calls in objection to this request.

Board Action:
On **MOTION** of **HICKS,** the Board voted 4-0-0 (Bonebrake, Hicks, Houston, and Tisdale all "ayes"; no "nays"; no "abstinence", to **APPROVE** the Special Exception to allow mining and mineral processing of shale in an approximately 2-acre area within an AG district (Sec. 6.010, Table 6-1), subject to the following conditions:

1. The hours of operation will be 7:00 a.m. through 5:00 p.m., Monday through Friday.
2. This will be restricted to the two-acre site shown to the Board
3. The term will end at the end of 2028.
4. Mining and processing activities shall be limited to the approximately two-acre area identified on the submitted site plan.
5. All operations shall comply with applicable state, federal, and local environmental and mining regulations.
6. Hours of operation shall be limited to [insert hours] to minimize impacts to nearby residences.
7. Dust control measures, including water application and/or other approved methods, shall be implemented at all times.
8. Noise levels shall comply with applicable County standards.
9. Truck routes shall be approved by the County Engineer, and access points shall be maintained in safe condition.
10. A reclamation plan shall be submitted and approved prior to commencement of operations.
11. Visual buffering, fencing, and/or vegetative screening shall be provided where necessary.
12. No processing, stockpiling, or equipment storage shall occur outside the approved area.
13. The Special Exception shall be subject to periodic review and may be revoked for noncompliance.

In approving a Special Exception, the Board of Adjustment is authorized to impose such conditions and restrictions as the Board of Adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the Special Exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, for the following property:

W/2 SW LESS W16.5 N40 SW FOR RD SEC 29 22 13 79.98ACS County of Tulsa, State of Oklahoma.

OTHER BUSINESS

Introduction of new Board member, Mr. Douglas Bonebrake.

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:40 p.m.

Date approved: 4/21/26

Chair: David E. Ary