



**Board of Adjustment Minutes  
February 6, 2023**

The City of Yukon Board of Adjustment held a meeting February 6, 2023, at 6:00 p.m. in the Centennial Building at 12 South 5<sup>th</sup> Street.

ROLL CALL: (Present) Joe Horn, Chairman  
Sherry Huston, Vice-Chairman  
Buddy Carpenter  
Ken Smith  
(Absent) Rhonda Dennis

OTHERS PRESENT: Mitchell Hort, Assistant City Manager  
Amanda Burton, Secretary  
Attorney Rinehart

INVOCATION: Chairman Horn  
FLAG SALUTE: Chairman Horn

**1. ITEM: APPROVAL OF THE MINUTES OF JANUARY 9, 2023 MEETING**

Ken Smith motioned to approve the minutes of the January 9, 2023, meeting.

Seconded by Vice-Chairman Huston.

The Vote:

Ayes: Horn, Huston, Carpenter, Smith

Nays: 0

Vote: 4-0

Motion Carried

**2. ITEM: VISITORS**

None

**3. ITEM:** TO HEAR A REQUEST BY THE STACY GROUP ON BEHALF OF YUKON HIGH SCHOOL COMMONS ADDITION ON:

(A) CITY OF YUKON ORDINANCE SECTION 204-32 (4) MECHANICAL EQUIPMENT AND DEVICES LOCATED ON, OR ADJACENT TO STRUCTURES SHALL BE SCREENED BY THE HEIGHT OF THE BUILDING WALL OR BY A WALL OR ENCLOSURE OF SUFFICIENT HEIGHT THAT MECHANICAL EQUIPMENT IS SCREENED FROM VIEW.

ASKING FOR A VARIANCE ON THE PROPOSED YUKON HIGH SCHOOL COMMONS ADDITION ON MECHANICAL EQUIPMENT THAT WILL BE VISIBLE ON THE LOW SLOPE ROOF, LOCATED AT 1777 S. YUKON PARKWAY, YUKON, OK.

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00 FEET N0°01'36"E OF THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 28; THENCE CONTINUING N0°01'36"E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 983.36 FEET (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO-ROCK ISLAND AND PACIFIC RAILROAD); THENCE N42°43'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1460.66 FEET; THENCE N89°59'43"W A DISTANCE OF 36.04 FEET; THENCE S01'23'32"E A DISTANCE OF 1146.26 FEET; THENCE N89°59'43"W A DISTANCE OF 1657.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE/4 OF SECTION 28; THENCE S00°00'17"W ALONG SAID WEST BOUNDARY A DISTANCE OF 913.25 FEET, SAID POINT BEING 100.00 FEET N00°00'17"E OF THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE N89°56'28"E PARALLEL WITH AND 100 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE/4 OF SECTION 28 A DISTANCE OF 2656.83 FEET TO THE POINT OF BEGINNING.

Chairman Horn stated that he will refrain from reading the entire legal unless we have an objection. If not, he asked who was there to present the case. He asked that they please step forward and state their name and address.

Applicant, Sean Willis, of The Stacy Group, stepped forward and stated that his name is Sean Willis, and his address is 10620 Timber Oak Drive, in Oklahoma City, Oklahoma. He said, thank you very much for having him here tonight to listen to their request. He said that they are formally asking to allow the roof top units to be partially exposed on the commons addition at the high school. He believed that these items are in the boards' packets. He said that he has color coded these items.

Sean Willis then stated that this is a site plan of the high school campus, and this blue circle here is the commons addition that we are referring to, and the half circle will be an expansion of the common space to allow more students to eat in the school. The growing student population caused a need to expand that space, creating that building there. As you can see, it is internal to the campus, into the core, not to the street in any way, and this is the architectural elevations of the two units that stick up above the parapet, approximately 3 feet. (Referred to the diagram)

Chairman Horn then questioned, that that is the existing building, correct?

Sean Willis said that this exists on the sides. This piece from here to here, where it is darker, is the blue circle he was referring to on the diagram.

Ken Smith then asked if that is the rear elevation?

Sean Willis stated that this is the rear elevation. This is the rendering of that elevation. This is that circle drop off in the back. (Pointed to the diagram) We are cutting off that circle and filling this piece. Sort of recreating the aesthetic of the building to make it look like it is seamless, like it had already been there. The two units would sit back here, pretty far back on the roof, but as you can see this is what the current back elevation looks like with that circle, and this is a Google view showing the Street View. All these units in the back are exposed currently. We are just proposing to match what is currently there, not screen just 2 units here, and all units adjacent to it being exposed. You would have to be pretty far back to see it with the height of the building and the setback from the front edge. It would be probably 150 feet back at least.

Ken Smith said, even then, it would be in the parking lot.

Sean Willis confirmed that you would be on the site. The difficulty with all of the site itself is you keep going uphill as you go this way. Even this current drive goes back to the softball field. You are so high up here that even if you screened, you would probably be even with them. You would almost see down as you come up here. The only place you would see that here would probably be somewhere in this parking lot.

Ken Smith then said that we could spend a lot of time on this, or he could go ahead and make a motion, which he would like to do.

Chairman Horn, then stated that he was not prepared to go forward with a motion yet. He then addressed Mitchell Hort and said that he noticed that Mr. Willis was right. You can see these units from the ground. He knew that this did not come to the to the board when they built the screening originally. He then questioned why they did not put up screening when they built it?

Assistant City Manager, Mitchell Hort, said that now that we have new management, we are just making sure that we follow all our ordinances. That is why it is in front of you right now to ask for those exceptions for variances that they are requesting. The height of the parapet, you would have to have an extensive parapet on that building that we are talking about. As you go to the West, that elevation grows, and you can actually look down on the school by the time you get to the far West end.

Chairman Horn then asked if they are saying that there is not a parapet wall tall enough?

Assistant City Manager, Mitchell Hort, said that it would have to be a tall one as low as that building sits down there. When you look from Yukon Parkway looking across, you can see the difference in elevation as it goes across.

Ken Smith then said that one of the reasons he does not see a lot of issues with this particular variance is he is looking out here, and we are at a public meeting and not one person from the neighborhood behind is here.

Chairman Horn said that he did not specifically know, but it looked like there is one person here at least.

A Stone Mill Addition resident, Michael Ommart, then stepped forward and stated that he is from the neighborhood South of this building, and he did have one question.

Assistant City Manager, Mitchell Hort, said to the board members that we also gave each of them a site map to show them the distances from each structure.

Ken Smith said it is not actually to the very back of the property where Stone Mill Addition Phase 2 is, and it would be visible from that point. Looking down on it, he understood the elevation change that Mr. Willis is talking about. He knows people that live right there that look at the tennis courts, and they are not concerned to the point of being here.

Chairman Horn said that it looks like we have 2 maybe 3 people that are concerned, at least 2 people. He then asked if we have any questions from the board? He then asked if a resident from the audience would like to step forward and state their name and address.

A Stone Mill Addition resident then stepped forward and stated that his name is Michael Ommart, and he lives at 521 Meadow Run Court in the Stone Mill Addition. He said that his home is going to be directly South, and he is going strictly by what was in the Yukon paper where the drawing of the facility is going to be located. His question and concern is if he sits on his back patio, is he now going to be subject to hearing air conditioning units running from this facility?

Chairman Horn asked Mr. Ommart if he can you hear them now?

Resident, Michael Ommart, then asked if Chairman Horn meant the high school? He said no, not from the high school. This is going to be probably about a fourth of the distance from the high school where my back patio is located.

Chairman Horn then said, what we are talking about right now is an addition to the high school. He also said to correct him if he is wrong, but to verify, this is an addition to the main building immediately to the to the rear of high school?

Resident, Michael Ommart, then said that he was not sure what was in the paper then.

Chairman Horn then stated that there are still several variances to address here. He said that we are addressing right now is the addition, and we may get into that one a little further into this meeting.

Resident, Michael Ommart, then said that his concern is any noise that may be coming continually from the building from the air conditioning units, heating units on that. That is my concern for being here this evening. Thank you.

Chairman Horn, asked if we have any questions for the board?

Chairman Horn then referred to a resident in the audience by asking if she would like to address the board?

Resident, Connie Drummond, stated, not really, she is just getting information, and she is Michael Ommart's neighbor.

Chairman Horn, then addressed the resident again and asked her to please step forward and state her name and address. He also asked her to explain her concerns.

Resident, Connie Drummond, then stated that she is Connie Drummond, and she lives at 509 Meadow Run Court, which is a neighbor to the other attending resident, Michael Ommart, and she is just trying to figure out what is being built back there. She did not get the Yukon

paper, so she has not seen pictures. She is not quite sure what is being built, and she was just coming here hoping to find out more.

Chairman Horn said thank you to Ms. Drummond.

Resident, Connie Drummond, then said that she had a question for the chair.

Chairman Horn then told her to step forward again.

Resident, Connie Drummond, then asked that what they are telling them right now is that the first option is going to be an add on to the main high school structure?

Chairman Horn then said that what they are talking about right now is an add on to the main structure, and we are talking about the screening, the variance that we are addressing is the screening around the top.

Resident, Connie Drummond, then asked if this add on will be on the West side of the high school?

Chairman Horn then said, yes.

Ken Smith then said that there is also a screening. He said that there is minimal noise and insulation from the screening. The screening that they are talking about, the code, and correct him if he is wrong, but is it not soundproofing? He then stated that it is a visual obstruction.

Chairman Horn said that it is intended to hide it. Yes, it is a visual to look a little nicer. His biggest concern is this cost \$194 million, right? This is what we are spending \$194 million for?

Sean Willis then said that this is part of the total. This is just the first part of the bond package.

Chairman Horn then said that he wants them to spend, if you are going to spend that money, he would want them to spend it on the building. He did not want somebody to make more profit. He wanted everything the city is paying for.

Ken Smith said that he actually understands what Chairman Horn is saying. You do not want them getting the variance for the screening just to save the money on the screening.

Chairman Horn then verified that that was what he was saying, and if it stops a little bit of the noise, that is that much better. He then asked Mitchell Hort, if he would like to say something?

Sean Willis then said he would like to speak really quick, but he did not want to speak for the district because he is not in charge of their money, but he stated that any money that is saved we spend on other projects. There is a total bond fund, a total bond project, whether it is saved here, it is going to be spent on another project. All that money has to be spent right. It will be spent then on this project or on another.

Ken Smith asked to correct him if he is wrong, but he thought the question is, are you asking for the variance in order to save the money on the screening?

Sean Willis said, it does save money, but in this instance, in particular, we are certainly considering that the u/units that are 20 feet away are not screened all along the back of that building. It is not impossible to do. It is extra money that we feel is not beneficial when there is a unit that is right next to it. It is not visible from the street.

Vice-Chairman Huston asked with these new units that are going to be placed, how far away are they from the existing units?

Sean Willis stated that on this picture that he did not do a measurement of that. He said that you can see this center section currently is right here in the middle of the building.

Vice-Chairman Huston then asked if the residents from the audience wanted to come up to see the diagram being presented by The Stacy Group.

Sean Willis pointed to the diagram by stating that the addition is right here in the middle of the building. These units would be set on top of this roof. This is currently concave, and we are going to make that straight across wall to wall. (Sean pointed to the diagram explaining that here and here are right behind the area they are discussing).

Sean Willis then said that this roof is taller. We are not going this tall because there is a skylight up here and explained that this is the front entrance of the building. We are going to be roofline to roofline here. There you can see the roof with the unit right behind it that is even taller.

Ken Smith then asked about the units in the concave area. He verified if the units are going to actually be farther West in the addition, but not farther South onto an existing structure.

Sean Willis then answered that that is correct, and the units sit about two-thirds of the way back. The blue color is the addition, and it lines up. We are basically lining up these two walls and filling in the circle. The units are set about two-thirds of the way back from the front face back here.

Ken Smith then asked if generally, that the other units to the South of the property is where he thinks that their concern is, and asked if there are other units there?

Assistant City Manager, Mitchell Hort, then said that he thought that Mr. Willis was talking about the distance.

Ken Smith then asked if there are other units to the South from where the new units are going to go.

Sean Willis then said that they are probably parallel to it. That unit sits higher, and it is about right here. (Pointed to the diagram) It is further to the East, relative to the finish floor. You see that unit, that is the angle. He did not know where their house was to it. He then said that that with all the units, that right here along the curve drive, if you are looking back, you see everything once you are here, and this goes uphill. You see all of those. (Pointed to the diagram) They were not involved in the original project, and he cannot speak about why they are that way. They are just trying to match what is there.

Chairman Horn then asked Mitchell Hort about what he would like to say.

Assistant City Manager, Mitchell Hort, then said that the parapet design is a standard parapet that they are proposing, probably a little bit more than that. He said that they are not cutting that out of the project because they have a standard parapet height that we used with that design.

Ken Smith then said that they have to ask for a variance because the elevation change going to the West is going to make those units more visible to those folks.

Assistant City Manager, Mitchell Hort, then said that the sheer size of those units are monsters as well.

Chairman Horn asked Mitchell Hort, do you have anything else to say about this?

Assistant City Manager, Mitchell Hort, then said that he has no further questions.

Chairman Horn asked if the board had any other questions? He stated that the floor is open for a motion.

Ken Smith motioned to approve this item.

Seconded by Vice-Chairman Huston.

The Vote:

Ayes: Horn, Huston, Carpenter, Smith

Nays: 0

Vote:4-0

Motion Carried

**4. ITEM: TO HEAR A REQUEST BY THE STACY GROUP ON BEHALF OF YUKON HIGH SCHOOL INDOOR ATHLETIC CENTER:**

**(A) CITY OF YUKON ORDINANCE SECTION 204-32 (2) ANY METAL BUILDING PERMITTED UNDER THIS SECTION SHALL HAVE ALL SIDES OF THE BUILDING CONTAIN AT LEAST 75 PERCENT BRICK, GLASS, ROCK, WOOD OR MATERIAL OTHER THAN METAL.**

**ASKING FOR A VARIANCE ON THE PROPOSED YUKON HIGH SCHOOL INDOOR ATHLETIC CENTER THAT WILL EXCEED THE 25 PERCENT METAL.**

**A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00 FEET N0°01'36"E OF THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 28; THENCE CONTINUING N0°01'36"E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 983.36 FEET (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO-ROCK ISLAND AND PACIFIC RAILROAD); THENCE N42°43'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1460.66 FEET; THENCE N89°59'43"W A DISTANCE OF 36.04 FEET; THENCE S01°23'32"E A DISTANCE OF 1146.26 FEET; THENCE N89°59'43"W A DISTANCE OF 1657.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE/4 OF SECTION 28; THENCE S00°00'17"W ALONG SAID WEST BOUNDARY A DISTANCE OF 913.25 FEET, SAID POINT BEING 100.00 FEET N00°00'17"E OF THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE N89°56'28"E PARALLEL WITH AND 100 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE/4 OF SECTION 28 A DISTANCE OF 2656.83 FEET TO THE POINT OF BEGINNING.**

Chairman Horn then asked Mr. Willis if he would like to step forward and explain to the board what they are doing on this portion?

Sean Willis then said that this request is for this building in orange. He said that this big rectangle is an indoor practice field, so it is a football field in length. It is going to be for all the scores for football, soccer, baseball, and all the other sports, and it will be the main practice area to get them out of that area which he knows is a noise issue. They will be inside practicing here. This wedge-shaped piece on the side is an additional locker room for track, cross country, soccer, and wrestling. The most cost-effective way to do this big building is similar if you have seen Everest at OU that is a metal building. The structure in itself is a metal building. It is not a pole barn building, but it is a metal building structure. Although we are using metal, it is not metal in the sense that you might imagine it being like an exposed fastener handle that you see on a pole barn. He had all the samples here if the board would like to see them, but they are all the architectural metal panels. We have five different panels, and we use those for aesthetic purposes. Part of it is in front of the building. The dark band there is one metal panel, and we have another metal panel that looks like this. (Points to sample) He said that that sample looks like wood. It is similar to the new development down on 66, right past the turnpike. The office park there has those wood look panels. Those look like wood on that sample there. (Points to another sample) There are three different panels there, and they all have different shapes. The wood look panel looks like wood. That is the panel there, and that is on the front here, the sign. They do not make all the samples in the right color. This panel itself is what is on most of the big indoor portion. It has got a reveal, and it is called lead cote. It is this dark gray color, that silver gray color, and it is run in a vertical pattern and that just repeats.

Ken Smith then asked if that sample is a steel panel?

Sean Willis then verified that they are all made out of steel.

Ken Smith asked if there is a gauge?

Sean Willis said that it is probably 25 days, 24 and 22. He then said that he is not sure which one they expect. They come in both, and they probably have 24 gauge. The corrugation really helps make them more rigid. This panel is this dark color that is down on the bottom and all around the bottom portion up to the windows. (Pointed to the diagram) It looks like this in this picture of the high school that has it on it. It runs in that direction. (Points again) Then on this panel here, similar to the wood panel, they have 2 versions of, one in the dark and one in the light. On this building portion here, and on this entrance piece here, you can see we have lots of brick. Then you get to this accent metal panel, that is another burnished block there. If they turn, then they get to the big portion of the building, and it makes sense economically to not cover that entire building in brick, or efface, or glass. It has garage doors all the way down the side that open up on both sides.

Ken Smith then asked in the photos if the lightest orange portion is brick?

Sean Willis said that that is right, which is all along here on this building. He said that you can see sort of that they have separated it from the indoor athletics building. Currently the high school here is turned, and there are overhead doors here along this side. He said again that they tried to do it architecturally, and it looked good, and it is just the percentage.



Chairman Horn then asked what percentage of it is brick?

Sean Willis said that they did not take out the window, because they did not realize they could take out the glass. It is 20.8% masonry, 3.9% efface, and 75% metal panel, so it is kind of flipped.

Chairman Horn asked if it is basically a metal building?

Ken Smith then said that it sounded like they are cutting 50% out of the code. He then said that the code says 75% brick, and verified if they are talking about 25% of the building.

Sean Willis then said, yes, because this portion of the building is so much bigger than this.

Ken Smith then questioned how much of the building they were proposing was going to be in the wood look?

Sean Willis then said it is not a lot, and it is almost accent pieces. It is all these pieces here up front. It is the signage piece here. (Pointed to the diagram)

Ken Smith then asked if it basically is the highlighted area?

Sean Willis answered yes, and then said that when they come in the main entrance into that building that that is where they go into the lobby, then split off.

Chairman Horn then questioned if the dark part there is solid?

Sean Willis said that this metal panel is this panel in the dark color that is horizontal. He said it is similar to what they included a picture of in the packet, and he knew that it is not in the city's jurisdiction, but it is similar metal paneling to Southwest Covenant, right across the street from the high school. That gym there is similar in height and has panels that use accents. This is much cheaper, honestly, because it is crazy how expensive all the panels are now. If they did brick, it would end up changing the esthetic. They would never carry brick all the way to the height of the buildings. They would not build over the overhead doors because the building is so tall, which is the next item. They would have to change the efface, would be his guess, or the paneling, one of the two options. He personally thought that the metal panels look better than efface, but he understood that that is the city's ordinance.

Chairman Horn then asked Mitchell Hort if he had any comments?

Assistant City Manager, Mitchell Hort, said that on the original ordinance, the city is considering the metal building, they are looking at a proper building or lines, something industrial looking. This is something different. Architectural models have come a long way. They provide a lot of detail, and he thought it is something the school would want more, probably a lot more than, the efface. It is probably a better long-term solution for the school, but also if they look at the side, it is going to be kind of cut off because there is going to be another building on the South of it. Then they have the school in the front of it on the East side, and then they have the stadium. It is kind of going to be hidden.

Ken Smith then asked if they have a number on what the high school is right now. He asked what the percentage of masonry is on the existing one?

Chairman Horn stated that once again, it did not come to the Board of Adjustments for some reason.

Ken Smith then asked Mitchell Hort if he had any idea?

Assistant City Manager, Mitchell Hort, then said he was not sure about the percentage of coverage of brick on that.

Ken Smith said that it seemed like the vast majority of that building is just either brick or something else. He said that he has had some exposure to architectural metal, and he is not opposed to architectural metal when it looks like something other than our panel or as it was mentioned, alliance or a storage building of some type.

Chairman Horn said that he will admit that he thought it could look very nice and maybe nicer than the way the school looks now, but what the people pay for, that is not what the city ordinance says.

Ken Smith said that that is why they are here though because it is not what the city ordinance says. His thought is that on the new structures that are being proposed, that on this particular one, that is all they are talking about right now, cosmetically are that they going to look like they are an oddball building on the high school complex. He said that if the high school is anywhere near the 75% masonry that code calls for, and then they put up a metal building, that as long as cosmetically accurate, it will look like part of the campus.

Chairman Horn then said that he felt like it should look like part of the campus, and he felt like that is how they are designing it.

Sean Willis then said that they feel that it is complementary. It does not match, and he told them that this is several years old, so some of these materials were not being used at that time. He said that it is sort of a blend of the two, and even the performing arts center is a little more modern and is a blend of the two. It is not an exact match, but they feel it looks great or they would not have presented it to the school board. The school approved that design, and that is the design that they liked of all these designs.

Chairman Horn then asked Mitchell Hort, how he felt about these materials?

Assistant City Manager, Mitchell Hort, then said that if they are done right, that they look great, like Mr. Willis said. It stands out and at the same time it compliments. It kind of draws you to it. That is why they are mixing the colors because when you have the same brick all over the building that after a while it becomes "blah." They are trying to add color to the campus.

Chairman Horn then mentioned the metal building on Main Street, the 800 block, the big white metal building.

Assistant City Manager, Mitchell Hort, said that yes, that is one of the reasons why the city ordinance is the way it is now. It takes into consideration that type, but this was not even contemplated at the time when they did that.

Chairman Horn asked if the board had any other questions about this particular item?

Buddy Carpenter said that his one concern is how this is going to affect us in the future and in the past. He said that the city has had two that he can remember, and that the board made them do the 75%.

Chairman Horn said that there was the Cowboy Church down the street.

Assistant City Manager, Mitchell Hort, said that that was standard R panel that they wanted to use. They did not want to use any architectural type metals. The ones that the city had come to board that were denied were like an old barn.

Vice-Chairman Huston said an old pole barn.

Assistant City Manager, Mitchell Hort, said that they were cheap, and this project is not cheap with all the details.

Vice-Chairman Huston said, plus, the Cowboy Church probably did not have the height that they are working with here.

Ken Smith stated that the Cowboy Church is essentially on Main Street, and he stated that they are talking about a structure behind the high school visible from the railroad tracks.

Buddy Carpenter said that it is still part of the rule.

Ken Smith said that he does not disagree, and that is why they are here. Whether the board approved of the variance or not, that is why they are here. Again, he has had some personal experience with architectural metal, and he is not opposed to that. That is not what is creating doubt in his mind, and he would hate to see them building on a complex that the city has spent \$90 million on so far.

Chairman Horn asked how much does this building cost?

Sean Willis answered by saying that it costs plus or minus \$20 million.

Chairman Horn said that \$20 million is a long way from \$100 million.

Ken Smith said again that his doubt is, will it look uniform to the complex if they start using something other than what is on the high school? He understood the concern that this is the design group that the high school has and that it might update the campus. He does not know how many more buildings they can fit on there. He asked if it is going to continually be updated to the point that nothing looks like a campus? He said that it is not because of the material being proposed. He has zero problem with architectural metal. He guessed that this is not really what they are deciding though. They are not deciding whether it looks good or not because he thought that the school board already did that.

Chairman Horn said that somebody thought that it looked good, and Ken Smith is right, that it is really not up to the board.

Chairman Horn addressed attorney Roger Rinehart and asked if they have 3 separate variances on this building, should the board vote 3 separate times?

Attorney Roger Rinehart said that he believed he would.

Chairman Horn then stated that the floor is open for a motion. He asked if we had any other questions or comments?

Chairman Horn then asked a resident would like to step forward?

Resident, Connie Drummond asked if she may ask where this building is located? Is this just South of the stadium?

Chairman Horn agreed and stated that he thought that was the one thing that is confusing about this project.

Resident, Connie Drummond asked if this is basically a practice facility? (Pointed to the diagram)

Chairman Horn asked for Mr. Willis to show them where the existing football field is on the diagram.

Sean Willis said that this is the football field right here, and that this is the athletic building here at the end of the field. He then specified that this is the football field, this is the press box, these are the bleachers, and this is the existing athletic facility right here. (Pointed to the diagram)

Resident, Connie Drummond asked if this is going to be an enclosure? (Pointed to the diagram)

Sean Willis said that that is going to be a building addition right here. (Pointed to the diagram)

Vice-Chairman Huston addressed the residents and asked if they had any questions?

Chairman Horn asked Mitchell Hort what happened to the retaining pond area?

Assistant City Manager, Mitchell Hort, said that it is based on the design.

Chairman Horn asked if there were any other questions or comments from the board? He stated that the floor was open for a motion.

Ken Smith motioned to approve this item.

Seconded by Buddy Carpenter.

The Vote:

Ayes: Horn, Huston, Carpenter, Smith

Vote:4-0

Motion Carried

**4. ITEM: TO HEAR A REQUEST BY THE STACY GROUP ON BEHALF OF YUKON HIGH SCHOOL INDOOR ATHLETIC CENTER:**

**(B) CITY OF YUKON ORDINANCE SECTION 204-32 (4) MECHANICAL EQUIPMENT AND DEVICES LOCATED ON, OR ADJACENT TO STRUCTURES SHALL BE SCREENED BY THE HEIGHT OF THE BUILDING WALL OR BY A WALL OR ENCLOSURE OF SUFFICIENT HEIGHT THAT MECHANICAL EQUIPMENT IS SCREENED FROM VIEW.**

**ASKING FOR A VARIANCE ON THE PROPOSED YUKON HIGH SCHOOL INDOOR ATHLETIC CENTER ON MECHANICAL EQUIPMENT THAT WILL BE VISIBLE ON THE PITCHED ROOF.**

**A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN**

COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00 FEET N0°01'36"E OF THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 28; THENCE CONTINUING N0°01'36"E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 983.36 FEET (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO-ROCK ISLAND AND PACIFIC RAILROAD); THENCE N42°43'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1460.66 FEET; THENCE N89°59'43"W A DISTANCE OF 36.04 FEET; THENCE S01'23'32"E A DISTANCE OF 1146.26 FEET; THENCE N89°59'43"W A DISTANCE OF 1657.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE/4 OF SECTION 28; THENCE S00°00'17"W ALONG SAID WEST BOUNDARY A DISTANCE OF 913.25 FEET, SAID POINT BEING 100.00 FEET N00°00'17"E OF THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE N89°56'28"E PARALLEL WITH AND 100 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE/4 OF SECTION 28 A DISTANCE OF 2656.83 FEET TO THE POINT OF BEGINNING.

Sean Willis said that on this very specific item on the pitched roof, that they have redesigned it, and they did delete some items. (Pointed to the diagram) After they sent this in, they took another look at the project. Those were the exhaust fans; the building has a pitched roof all the way down. By code they have to bring in so much natural outside air and exhaust for CO2 levels. They originally had those on the sloped roof that were exposed to view, and that is in the board's packet. They decided that there was a better way that they could do that and spent a little more money. They moved those to the end, and they are going to sit on the low roof. The residents will not see them. They have some side wall fence, and that portion specifically they have taken care of and got addressed. The only other units that stick up slightly are the ones in blue. This is the pitched roof portion. It is just this low portion here which is between these two buildings, between the track and the building, and the school and the building, and they just stick up a few feet. It is one of those things that when you draw a building elevation, everything is flat. You are standing way up in the air when you are really down here. Again, if you went 15 feet, probably 30 to 40 feet back, the angle you would look up at that, the parapet would obstruct the view but if you get far enough back, you could probably see them. You would have to probably be way back in this parking lot to see them. He did not think you could see them from inside the parking lot, but again it goes to grade and distance back how far you could ever see a roof-top unit if you go up hill. If you go up this hill up here on this drive, you are going to see the whole roof. You look down on the roof.

Chairman Horn asked how tall is the building?

Sean Willis said that this portion of the building is the low portion which is 21 feet, and it goes up and down. (Referred to the diagram)

Chairman Horn asked if it is on the low portion?

Sean Willis said that there are no units on top of this high portion any longer. They took those off. They were big exhaust units, and now they are going to sit it on this low roof, and you will not see it back here. (Pointed to the diagram)

Buddy Carpenter questioned if that is the building that they are putting the garage doors on too?

Sean Willis said that was correct. He asked if they could see the little dots on the diagram. He said that those are high velocity fans. You see now the big 16-foot fans that will spin in there, and we will open the doors. We are not air conditioning the building.

Chairman Horn verified if they are asking for a variance to not screen that?

Sean Willis said that these units are screened but not 100 percent.

Chairman Horn asked Mitchell Hort how he felt about the screening.

Assistant City Manager, Mitchell Hort, said that is what he said. It is sandwiched in between the football field and the proposed building to the South, as well as the school.

Chairman Horn asked if he still thought it would be hidden?

Assistant City Manager, Mitchell Hort, said that it is going to be hidden. He said that if they are going to be on the school complex you might be able to see them at certain points, but they will not be able to see them from the perimeter, he would not think. It would be quite a distance to this building.

Chairman Horn asked if there are any questions or comments from the board or from the audience? He stated that the floor is open for a motion.

Vice-Chairman Huston motioned to approve this item.

Seconded by Ken Smith.

The Vote:

Ayes: Horn, Huston, Carpenter, Smith

Vote:4-0

Motion Carried

**4. ITEM: TO HEAR A REQUEST BY THE STACY GROUP ON BEHALF OF YUKON HIGH SCHOOL INDOOR ATHLETIC CENTER:**

**(C) CITY OF YUKON ORDINANCE APPENDIX (A) 603.3 (7) NO BUILDING OR STRUCTURE IN ANY COMMERCIAL DISTRICT SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET.**

ASKING FOR A VARIANCE TO EXCEED THE 35 FEET BY 14 FEET 4 INCHES, LOCATED AT 1777 S. YUKON PARKWAY, YUKON, OK.

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00 FEET N0°01'36"E OF THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 28; THENCE CONTINUING N0°01'36"E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 983.36 FEET (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO-ROCK ISLAND AND PACIFIC RAILROAD); THENCE N42°43'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1460.66 FEET; THENCE N89°59'43"W A DISTANCE OF 36.04 FEET; THENCE S01°23'32"E A DISTANCE OF 1146.26 FEET; THENCE N89°59'43"W A DISTANCE OF 1657.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE/4 OF SECTION 28; THENCE S00°00'17"W ALONG SAID WEST BOUNDARY A DISTANCE OF 913.25 FEET, SAID POINT BEING 100.00 FEET N00°00'17"E OF THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE N89°56'28"E PARALLEL WITH

AND 100 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE/4 OF SECTION 28 A DISTANCE OF 2656.83 FEET TO THE POINT OF BEGINNING.

Sean Willis said that the tallest portion of the building, the indoor building itself, is 49 feet, four inches. The building just adjacent to it is two and half feet taller than that indoor building, and the existing high school itself is 58 feet tall. The flow and the height have already been established there. The press box is 77 feet currently, and if you look at the campus, it is quite a bit shorter than the other buildings that are already there.

Vice-Chairman Huston asked how did the high school get 58 feet tall? She then said it did not come through the board.

Assistant City Manager, Mitchell Hort, said that there is a whole lot going on here. Attorney Rinehart may talk to you about the different forms of government and requirements. The new city manager wanted to go ahead and apply for all the requirements and get all the requirements. There are some things they can do without a request, but they said they would do what we ask of them. We worked with them with the types of materials and details. Attorney Rinehart may be able to explain the different forms of government and what we can do and cannot do. They have chosen to come here to board.

Chairman Horn said that he understood that there is a lawsuit, and the city lost. There are two tiers, and he understood that Attorney Rinehart can explain this much better than himself, but again he understood that there are two tiers. The school outranks the city, and that trumps the city, and the school does not actually have to be here. He does believe that this is a courtesy as far as he understands it.

Attorney Rinehart stated that he did not know if he would call it just a courtesy. They have chosen to work with the city on the variances. The city advised them, and they brought it before the board, and you have a four-year request for these variances. He is not aware of any lawsuits before.

Chairman Horn said that he thought that there was a lawsuit in 1968. John Wheatley filed and won, and that was his understanding.

Buddy Carpenter questioned if that was on the Fine Arts building on Yukon Avenue?

Vice-Chairman Huston said that she thought that was correct.

Assistant City Manager, Mitchell Hort, stated that what the city is doing is working with them. There are some things the city is asking of them. That is why they came to us. They could go ahead and build these structures without the city's requirements, but they have chosen to comply. That is what the city is working with, materials and heights. They brought down the height with what they can. They are mixing materials, and the board will talk about lighting on the next item.

Chairman Horn asked if the school is 58 feet tall, is this the tallest building in Yukon?

Assistant City Manager, Mitchell Hort, verified that it is not the tallest building in Yukon.

Chairman Horn asked if there is one taller?

Assistant City Manager, Mitchell Hort, said that if Chairman Horn is talking about heights, the code that the city used 35 feet for, that was before the city had a ladder truck. Now the city does have a ladder truck, and we are able to do what we need to do with large buildings, as well as these buildings that are going to be suppressed or most of what we suppressed and meet the fire code requirements of the building code. The school is not asking for any exceptions of the building code. They are going to meet all those requirements.

Chairman Horn said that he does not have a problem with the height. He said that he recognized them. It is going to be a big building. He does not have a problem with that, and he does appreciate them working with the city and bringing all this to the board for a variance. Does anyone have any other questions for Mitchell Hort?

Ken Smith said that if they vote, and they do not approve it that it sounded to him like it does not matter. It sounded like the high school can do it if they want to do it anyway.

Chairman Horn agreed and said that he thought that was the case.

Buddy Carpenter said that was how it was back when they built the high school Fine Arts building. They did not have to, but they did it as a courtesy.

Attorney Rinehart stated that he thought what they are seeing is the current administration is trying to uniformly apply the rules to all developers, whether it be the school district or a private developer, to make sure that they have uniformity in the way that people are treated and uniformly in the structures.

Assistant City Manager, Mitchell Hort, said that the school has been easy to work with too. The school group has been great to work with, as well as The Stacy Group. They made some changes that were requested.

Chairman Horn said that he appreciated the school coming to the city, and the city coming to the board. He then stated that the floor is open for a motion.

Buddy Carpenter motioned to approve this item.

Seconded by Vice-Chairman Huston.

The Vote:

Ayes: Horn, Huston, Carpenter, Smith

Vote:4-0

Motion Carried

**5. ITEM: TO HEAR A REQUEST BY THE STACY GROUP ON BEHALF OF YUKON HIGH SCHOOL PERFORMING ARTS CENTER / COLLEGE AND CAREER CENTER:**

**(A) CITY OF YUKON ORDINANCE SECTION 204-32 (4) MECHANICAL EQUIPMENT AND DEVICES LOCATED ON, OR ADJACENT TO STRUCTURES SHALL BE SCREENED BY THE HEIGHT OF THE BUILDING WALL OR BY A WALL OR ENCLOSURE OF SUFFICIENT HEIGHT THAT MECHANICAL EQUIPMENT IS SCREENED FROM VIEW.**



ASKING FOR A VARIANCE ON MECHANICAL EQUIPMENT THAT WILL BE VISIBLE ON THE LOW SLOPE ROOF.

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00 FEET N0°01'36"E OF THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 28; THENCE CONTINUING N0°01'36"E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 983.36 FEET (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO-ROCK ISLAND AND PACIFIC RAILROAD); THENCE N42°43'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1460.66 FEET; THENCE N89°59'43"W A DISTANCE OF 36.04 FEET; THENCE S01'23'32"E A DISTANCE OF 1146.26 FEET; THENCE N89°59'43"W A DISTANCE OF 1657.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE/4 OF SECTION 28; THENCE S00°00'17"W ALONG SAID WEST BOUNDARY A DISTANCE OF 913.25 FEET, SAID POINT BEING 100.00 FEET N00°00'17"E OF THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE N89°56'28"E PARALLEL WITH AND 100 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE/4 OF SECTION 28 A DISTANCE OF 2656.83 FEET TO THE POINT OF BEGINNING.

Chairman Horn said for them to go ahead and address the issue.

Sean Willis said that all these buildings currently sit here, and there is an island here, and a band practice field here. Here we are also modifying the drive. (Pointed to the diagram) The front of the building faces the structure. It is a 1,500 foot plus or minus performing arts center. The front part is where they have a circular four-part lecture hall in the middle. This side is for Yukon students. It is a career classroom, and it is going to be occupied by SWOSU with the nursing program. It is the first one in the state he does believe. The interdisciplinary kids can enter here, and that is the idea of this building. The units they are requesting here, this piece, this kind of portion of the building, has some units that sit right here. For the auditorium, these units sit here. (Pointed again on the diagram)

Chairman Horn asked the residents if they would like to come forward so that they can see the current diagram.

Resident, Connie Drummond asked which one is the front of the building.

Sean Willis stated that it is in the front and is in the corner on the South side.

Resident, Connie Drummond stated that being that it is SWOSU, that the school is going to have different traffic than just the high school students.

Chairman Horn asked Mr. Willis to explain what they are doing and to continue on. He said that they would talk about questions later.

Sean Willis said that this portion, all the way to this line, is the performing arts center. The units that he is speaking about sit right back here. This is the South end, the SWOSU end. He does not know how screening will work, right now they are not screened, but as they talked before, you are going to be up hill from that. He would not be opposed to screening. As you come up around here, this goes up hill. You are going to be looking down on this roof. They can screen them, but he still thought that you will see the top of them, for most of them, even if

they screen them. He would not be opposed if that is something the board requests. He would not mind going back to see that they screen those, and he cannot promise that you will not see the tops of them because of the way you go up hill. Again, you are going to see down on this portion.

Ken Smith said that from the South, they would be obstructed by the higher elevation of the structure.

Sean Willis said that this way yes, you would not see anything from this direction.

Vice-Chairman Huston asked if that would be the direction of the residents' houses?

Resident, Connie Drummond verified that yes, that is their house that will face the front of the performing arts building.

Sean Willis said that they do have units on this roof that they have screens on already. These ones they think are lower, you are going to have a better chance of seeing. They have screened these; it is just these units back here. (Pointed to the diagram) They did not know that it was going to do any good because of the height, but again, if you guys would like them screened, they can certainly screen them.

Chairman Horn asked again what side of the building that is on.

Sean Willis said that this side faces the West side, and we are looking at this elevation. (Pointed to the diagram)

Vice-Chairman Huston said that when you look down on that hill, that there is a hill that goes down straight from the football field. That is what you are going to be looking down on.

Sean Willis said that this all faces this way, as if you were standing back to the baseball or softball field.

Ken Smith asked to clarify if the entry to the building is to the right?

Sean Willis said that it is South facing. (Pointed to the diagram)

Ken Smith questioned if it is Southwest facing?

Sean Willis said it is the lobby where you can enter here, you can enter here, and you can enter here, because of the number of potential people.

Ken Smith asked if that section is the higher elevation than what they saw in the diagram?

Sean Willis confirmed that this is the highest piece right here. (Pointed to the diagram)

Ken Smith said that the units that we discussed are on the North side below that higher elevation.

Sean Willis explained that that is the only unit(s) they are asking about.

Buddy Carpenter asked on the South end, how tall is that building?

Sean Willis said that it varies. The height is one of the things they will be asking about. It is 80 feet, and then they step down to 58 feet, which is the high school gym. Then down here for about 128 feet, and 124 feet there. The volume of the auditorium is based on the acoustics

and lighting. They have an acoustician and a theatrical designer. That is the box, the box right there, and it is sort of volume of the performing center. This is the lobby space. This side is the SWOSU side, and that is their entrance here. This is the delivery for stage equipment performances. (Pointed to the diagram)

Chairman Horn asked again for clarification, if the elevation they are looking at is the West side?

Sean Willis said, yes, it is the West side. It is looking at it from here in this direction.

Resident, Connie Drummond asked if the highest portion is 80 feet?

Sean confirms that is correct.

Vice-Chairman Huston said that that piece is 80 feet, and said that this piece is what faces their neighborhood right here, and asked how high is that? (Referred to the diagram)

Sean Willis said that it varied. A lot of these are a two-story space, but the tallest piece on the signage is 54 feet. The balcony level is at 33 feet, 6 inches. There is a mid-level, there is a back of the front row level, and there is a balcony. The levels vary inside based on where you can access the auditorium, but really the lowest piece is the common piece which is more like 48 feet.

Ken Smith stated that these units that they discussed now are more protected than either of the previous two that we just approved.

Chairman Horn said that he agreed, and then asked board members, Buddy Carpenter and Vice-Chairman Huston if they had any questions? He then stated that the floor is open for a motion.

Ken Smith motioned to approve this item.

Seconded by Vice-Chairman Huston.

The Vote:

Ayes: Horn, Huston, Carpenter, Smith

Vote:4-0

Motion Carried

**5. ITEM: TO HEAR A REQUEST BY THE STACY GROUP ON BEHALF OF YUKON HIGH SCHOOL PERFORMING ARTS CENTER / COLLEGE AND CAREER CENTER:**

**(B) CITY OF YUKON ORDINANCE APPENDIX (A) 603.3 (7) NO BUILDING OR STRUCTURE IN ANY COMMERCIAL DISTRICT SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET.**

**ASKING FOR A VARIANCE TO EXCEED THE 35 FEET BY 46 FEET 4 INCHES, LOCATED AT 1777 S. YUKON PARKWAY, YUKON, OK.**

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00 FEET N0°01'36"E OF THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 28; THENCE CONTINUING N0°01'36"E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 28 A DISTANCE OF 983.36 FEET (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO-ROCK ISLAND AND PACIFIC RAILROAD); THENCE N42°43'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1460.66 FEET; THENCE N89°59'43"W A DISTANCE OF 36.04 FEET; THENCE S01°23'32"E A DISTANCE OF 1146.26 FEET; THENCE N89°59'43"W A DISTANCE OF 1657.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE/4 OF SECTION 28; THENCE S00°00'17"W ALONG SAID WEST BOUNDARY A DISTANCE OF 913.25 FEET, SAID POINT BEING 100.00 FEET N00°00'17"E OF THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE N89°56'28"E PARALLEL WITH AND 100 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE/4 OF SECTION 28 A DISTANCE OF 2656.83 FEET TO THE POINT OF BEGINNING.

Chairman Horn asked if they would explain to the board what they are doing with this item.

Sean Willis said that height is all function, center as a stage, to get lighting and all that, it is not an arbitrary number. It is really the minimum you can do, and they did not want to go higher for no reason. It is sort of the number that you need to be at according to the designers on what they need for that space. The 81 feet to the cap, the 81 feet to the masonry, and the press box is 77 feet.

Chairman Horn asked if this is actually taller than the press box?

Sean Willis said that it is taller by 4 feet, and they were close.

Chairman Horn asked if it is the elevation of the land, it is lower there is it not?

Sean Willis said that they think it would be lower. It does go down, even on the site, and all the drainage goes this way. This is higher than this, the way this works this all goes downhill. We had to work this so that we did not have a retaining wall because this is so much higher than this.

Chairman Horn questioned if that is the lowest piece of ground on that property?

Sean Willis said that there was an open detention here that they are now taking underground and pipes. There is a pretty big detention area over here so that we can push the water over and keep it on site.

Ken Smith verified that right now, that is over a grassy area.

Sean Willis stated that this area is all grass. (Pointed to the diagram)

Ken Smith questioned if it is taking over the parking lot. They mentioned taking out the parking lot to add a parking garage.

Sean Willis said that there is going to be parking here and here. (Pointed to the diagram)

Ken Smith asked if that is located not by the road that cuts in behind the high school, but in that grassy area, West of it.

Sean Willis said that that is correct. He said that this is the current parking lot right behind the high school, and there is a big grass field that currently has an asphalt band practice area that sits right here. This is the road that comes in and curves, and if you took this you could come all the way around and come back over.

Ken Smith asked if there is a road that goes back behind the high school?

Sean Willis confirmed that there is a road that goes back behind the high school. He said that there is a North and South road, and that this is an existing road. This road also does turn this way, and it is this kind of rectangle space right here. (Pointed to the diagram)

Chairman Horn asked Mitchell Hort if he had any comments?

Assistant City Manager, Mitchell Hort, said that one of the things that the city will work with them on is the lighting to make sure that there will not be flood lights to the back of the properties to the South. There will be some cut off so that they will not be blinding them, and of course you will be able to see the lights off in the distance.

Chairman Horn asked if there are any comments from the board or questions? He then stated that the floor is open for a motion.

Vice-Chairman Huston motioned to approve this item.

Seconded by Ken Smith.

The Vote:

Ayes: Horn, Huston, Carpenter, Smith

Vote:4-0

Motion Carried

6. ITEM: NEW BUSINESS

None

7. ITEM: OPEN DISCUSSION

None

8 .ITEM: ADJOURNMENT – NEXT MEETING MARCH 6, 2023

7:07 p.m.