

Meeting Minutes for the
Regular Meeting of the Del City Board of Adjustment

June 9, 2025

The Board of Adjustment of the City of Del City met in regular session at City Hall on June 9, 2025. Public notice of said meeting, setting doeth thereon the date, time, place, and agenda for the meeting was posted in prominent public view at the principal office of said City, at least forty-eight hours prior to said meeting, excluding Saturdays, Sundays and Holidays declared by the State of Oklahoma. Notice of said meeting, setting forth thereon the date, time, place, and agenda for the meeting was given to the City Clerk at least forty-eight hours prior to said meeting, excluding Saturdays, Sundays and Holidays legally declared by the State of Oklahoma. The following actions were included as items on said agenda

AGENDA

1. Call to Order

Chairman Joe Satterwhite called the meeting to order at 6:00 p.m.

2. Roll Call

Roll Call was conducted, and board members present are:

Jason Coleman
Joe Satterwhite
Jim Studebaker

Board members absent include:

Christy Duane
Rex Warlick

Staff members present:

Andrew Meyers, City Planner

3. Pledge of Allegiance

Chairman Joe Satterwhite led the meeting in the Pledge of Allegiance.

4. Public and Board Member Input

(A maximum of fifteen (15) minutes has been set aside for those wishing to discuss non-agenda items. Citizens may speak for a maximum of five (5) minutes during this time. Additional time can be

granted at the Chair's discretion.)

There was no Board Member, nor public, input.

5. Consent Docket

Discussion, consideration, and possible action to approve, approve with modifications, or deny the following items.

A. Approve Minutes of the January 12, 2025, Regular Meeting.

Jason Coleman made a motion to approve the consent docket, Joe Satterwhite seconded the motion.

A vote was conducted, and the consent docket was passed 3-0 (2 absent)

Aye: Jim Studebaker, Joe Satterwhite, Jason Coleman

Absent: Christy Duane and Rex Warlick

**6. Building Code Variance – BA/BCV 205-25
3935 SE 10th Street**

A. Staff Report

Andrew Meyers, City Planner, gave the staff report.

B. Public Hearing

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks a variance to the Del City Building Code in order to remodel the garage into a living space. Requested by Andrew Meyers. City Planner.

Jason Coleman made a motion to open the public hearing, Jim Studebaker seconded the motion.

A vote was conducted, and the motion was passed 3-0 (2 absent)

Aye: Jim Studebaker, Joe Satterwhite, Jason Coleman

Absent: Christy Duane and Rex Warlick

There was no discussion in the public hearing portion.

Jason Coleman made a motion to close the public hearing, Jim Studebaker seconded the motion.

A vote was conducted, and the motion was passed 3-0 (2 absent)

Aye: Jim Studebaker, Joe Satterwhite, Jason Coleman

Absent: Christy Duane and Rex Warlick

C. Ruling on Application

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks a variance to the Del City Building Code in order to remodel the garage into a living space. Requested by Andrew Meyers, City Planner.

Jason Coleman made a motion to approve the building code variance for BA/BCV 205-25, Jim Studebaker seconded the motion.

A vote was conducted, and the motion was passed 3-0 (2 absent)

Aye: Jim Studebaker, Joe Satterwhite, Jason Coleman

Absent: Christy Duane and Rex Warlick

7. Building Code Appeal – BA/BCA 206-25
3921 Pearl Way

D. Staff Report

Andrew Meyers, City Planner, gave the staff report.

E. Public Hearing

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks an appeal to a demolition order by the City of Del City for the property located at 3921 Pearl Way. Requested by Andrew Meyers, City Planner.

Jason Coleman made a motion to open the public hearing, Jim Studebaker seconded the motion.

A vote was conducted, and the motion was passed 3-0 (2 absent)

Aye: Jim Studebaker, Joe Satterwhite, Jason Coleman

Absent: Christy Duane and Rex Warlick

Edgar Morales, 2821 SW 23rd Street, got up to speak about the property. As the homeowner he expressed that he needed more time to finish the project. The board had questions about the timeframe that was already given which accounted for about eighteen (18) months since the building permit was issued.

Jason Coleman made a motion to close the public hearing, Joe Satterwhite seconded the motion.

A vote was conducted, and the motion was passed 3-0 (2 absent)

Aye: Jim Studebaker, Joe Satterwhite, Jason Coleman

Absent: Christy Duane and Rex Warlick

F. Ruling on Application

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which seeks an appeal to a demolition order by the City of Del City for the property located at 3921 Pearl Way. Requested by Andrew Meyers, City Planner.

Jim Studebaker made a motion to deny the appeal for 3921 Pearl Way, also known as BA/BCA 206-25. Joe Satterwhite seconded the motion.

A vote was conducted, and the motion was passed 2-1 (2 absent)

Aye: Jim Studebaker and Joe Satterwhite

Nay: Jason Coleman

Absent: Christy Duane and Rex Warlick

8. Board Member Input

Jim Studebaker had asked about a possible mixed zoning classification that was discussed with City Manager JD Hock and Mayor Floyd Eason.

9. Adjournment

Jim Studebaker made a motion to adjourn the meeting, Jason Coleman seconded the motion.


A vote was conducted, and the motion was passed 3-0 (2 absent)

Aye: Jim Studebaker, Joe Satterwhite, Jason Coleman

Absent: Christy Duane and Rex Warlick

The June 9, 2025, Del City Board of Adjustments meeting was adjourned at 6:11 p.m.

APPROVED THIS 8th DAY OF September, 2025.



Secretary



Chairman