

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

October 14, 2025

The Board of Adjustment of the City of Del City met in regular session at City Hall on October 14, 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

City Staff Present:

Andrew Meyers, City Planner

Board Members absent:

Christy Duane
Rex Warlick

3. Pledge of Allegiance

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 a question about if the notice needed to be out five (5) days before the meeting; or if it was just the two (2) day notice in accordance with the *Open Meeting Act*.

5. Consent Docket

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

A. Approve Minutes of the September 8, 2025, Regular Meeting.

Jason Coleman made a motion to approve the Consent Docket, Jim Studebaker seconded the motion.

A vote was conducted, and the motion was passed unanimously.

**6. Building Code Variance – BA/BCV 209-25
3917 Pearl Way**

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 construct an accessory building. 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 passed unanimously.

Stacy Hester, 534 Main Street, Moore OK, mentioned that the building was just eight (8) feet in height for the walls, the roof line is taller than that. He also mentioned that the shed was just for storage.

Board Member Jim Studebaker had some questions about the shed inclusion on the application. Response was that Marcus [Vasquez], the Building Inspector, had mentioned the application was correct.

Floyd Eason, 3929 Pearl Way, mentioned that he lives just down the street from the development. He then went on to show pictures of the shed to the Board Members in attendance. Mr. Eason said that the developer misled the Board and the City and that this is a tiny house and he is trying to force his way into the neighborhood. Mr. Eason expressed

that he owns six (6) houses along Pearl Way and all of them are single family residences. He is of the opinion that the developer is looking to double rental income by using the shed as a residence and taking advantage of the neighborhood.

Darryl Howard, 3901 E Fairview, said that he lives one (1) block north of the proposed development. He mentioned that they were in a fight to keep the neighborhood from numerous group homes. Everyone in the neighborhood has outbuildings and that there was a new car next to this building. Mr. Howard is staunchly opposed to the shed for a few reasons including the neighborhood and the Interstate Highway 40 expansion.

Billy Wheeler, City Attorney, mentioned that he had three (3) issues with the application. The applicant did not get a permit, they built it before they got written approval, and is it, or is it not, a tiny house?

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

A vote was conducted, and the motion was passed unanimously.

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 construct an accessory building. Requested by Andrew Meyers, City Planner.

Joe Satterwhite made a motion to deny the Building Code Variance, Jim Studebaker seconded the motion.

A vote was conducted, and the motion was passed unanimously.

**7. Building Code Appeal – BA/BCA 210-25
3280 Delmar Rd.**

A. Staff Report

B. Ruling on Application

Discussion, consideration, possible action to approve, approve with modifications or deny the above-referenced application which is an appeal to a condemnation order by the City at the subject property of 3280 Delmar Rd. Requested by Andrew Meyers, City Planner.

The applicant was in attendance; the board went out of order and conducted this item first.

The applicant claimed that the notice was late for the meeting and they asked for the item to be tabled until November 10, 2025, regularly scheduled meeting.

Jim Studebaker made a motion to table the item until November 10, 2025, regularly

scheduled meeting, Jason Coleman seconded the motion.

A vote was conducted, and the motion was passed unanimously.

8. Board Member Input

Joe Satterwhite made comments about the 15th and Vickie street lights.

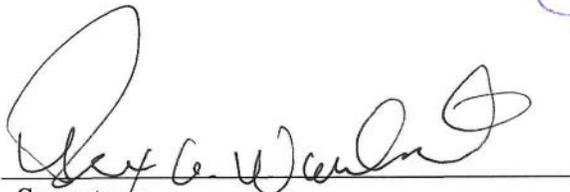
Jim Studebaker asked if it is a conflict of interest for him to assist in some of the administrative work needed to run these meetings.

9. Adjournment

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

A vote was conducted, and the motion was passed unanimously.

APPROVED THIS 8 DAY OF Dec, 2025.


Secretary


Chairman