

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

November 10, 2025

The Board of Adjustment of the City of Del City met in regular session at City Hall on November 10, 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
Christy Duane
Rex Warlick

City Staff Present:

Andrew Meyers, City Planner
J.D. Hock, City Manager
Kellie Wilbanks, Assistant City Manager
Kyle Gandy, Director of Development

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 no input from either the public, nor the commissioners.

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.
- B. Approve Minutes of the October 14, 2025, Regular Meeting.

Jason Coleman made a motion to approve the Consent Docket, Rex Warlick seconded the motion.

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

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

A. Staff Report

Andrew Meyers, City Planner, gave the staff report.

The Board of Adjustment allowed the applicants legal counsel to present a slideshow for the meeting. During this the applicants legal counsel talked about how the number of buildings condemned is not right and that the property has many buildings with numerous addresses. He went on to say that there are efforts from the City to put the business out of business. That This property was built in the 1990s and the area was not zoned Highway Commercial and this was an accepted use. Additionally that this property was developed in a way that the commercial uses would be on the frontage roads with the interior being storage only. The legal counsel went on to state that there were COs issued and produced some of these documents. He talked about how there were limited circumstances in which the City could condemn. The main talking point was that the legal counsel wanted a CO for ten (10) buildings in the interior of the property. Counsel's last talking point was about how the City had tried to condemn in the past (2014 and 2021, respectively) and that there were other areas of the City that were worse than his clients. Finally the applicants legal counsel alleged that the City had violated Due Process rights of his client.

The Board had some questions and clarification including if tenants were paying rent and if counsel was alleging a conspiracy to shut the business down on the City. These were answered as a yes and no respectively.

Finally the Board asked how many days would it take to complete the remediation efforts. The applicant had mentioned sixty (60) days. They have already started doing work without pulling permits. The legal counsel declared that the applicant does not believe that the City can require a permit for work done.

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.

Joe Satterwhite made a motion to table the item contingent on appearances by the City Manager, City Attorney, Fire Chief, and Building Inspector, Christy Duane seconded the motion.

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

7. Board Member Input

There was no input.

8. Adjournment

Jason Coleman made a motion to adjourn the meeting, Rex Warlick seconded the motion.

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

APPROVED THIS 8 DAY OF Dec, 2025.

Joe Satterwhite
Chairman

Rex Warlick
Secretary