

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

December 8, 2025

The Board of Adjustment of the City of Del City met in regular session at City Hall on December 8, 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

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.)

Joe Satterwhite mentioned that the police department was nice to him and that the light at the intersection of Sunnyslane and 15th is broken currently.

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.
- C. Approve Minutes of the November 10, 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 Adjustments convened to hear from Fire Chief Williams and Building Inspector Vasquez.

Chief Williams was the first to speak. He gave a history of the property including that fire had no access to fight a fire, there were obstructions in the fire lane, there was no working knock box, the gate was chained shut, there were no accessible fire hydrants. Chief Williams then went into how while the Fire Department (FD) was noticing people appearing in a secure area. He then went on to say that there were families living in some of the units. There were more issues identified that were briefly mentioned such as egress issues and electrical issues. When the FD went to inspect after the fire it was clear that a full life safety inspection was warranted. This inspection occurred on August 6, 2025. There was another inspection on August 13, 2025. These inspections revealed that there were numerous violations on the property including but not limited to fire separation, inappropriate uses, residential in commercial, and illegal uses. There was another inspection by City Staff on September 10, 2025, which resulted in numerous violations persisting. These include knock box, structural issues, and that minimum fire safety was not met. Chief Williams also mentioned several times that there were incidents of hazardous materials being on site, with some being flammable.

The attorney for the property owner, Leif Swedlow, was able to speak for five (5) minutes according to the Chairman of the Board of Adjustment. With the allotted times, Mr. Swedlow mentioned that the pictures presented were rendered false by the end of September, that there are in fact six (6) gates on the property, structure by structure was not completed, there is no proof of anyone living in the property (additionally that there is not a history of

people living at the address). He went on to say that this was a “knee jerk reaction” on the part of the City. Mr. Swedlow went on to state that there has not been any proof of any violations present at the property, and that the frontage properties should be inspected last. Finally, Mr. Swedlow spoke about how this appeal is an overreach on the part of the City, that the City has grossly abused its own codes, and that the City is actively breaking municipal code.

Jim Studebaker spoke about how many hours the FD put into this condemnation through all the inspections and reports. There is no estimate of hours, however they were plentiful. He reiterated that the gate was locked on one side and welded shut on the other side.

Jason Coleman asked to hear from the City building Inspector Marcus Vasquez.

Building inspector Vasquez spoke about the condemnation from a building point of view including that these were red iron steel buildings, there were piers, or beams, damaged, there were few electrical panels which left 125 amps unsecured. In addition, he mentioned that there was no way to tell what the building was supposed to be, there was a nonexistent floor plan, and that there was no way for him to tell if the address was safe to enter. Finally, Marcus mentioned that there were automotive style businesses that are not an accepted use.

Mr. Swedlow was granted one (1) minute of time to rebut these claims. In this time, he mentioned that there is no evidence against his client and that none of the storage only buildings have structural damage.

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.

Chairman Joe Satterwhite made a motion to deny the appeal, Christy Duane seconded the motion.

A vote was conducted, and the motion was passed unanimously. The appeal was denied.

7. Board Member Input

There was no input from board members.

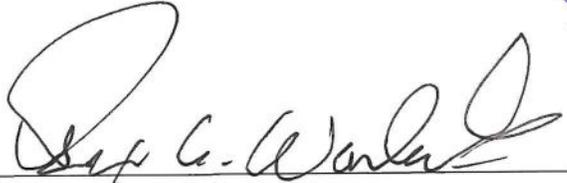
8. Adjournment

Jason Coleman made a motion to adjourn the meeting, Joe Satterwhite seconded the motion.

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

The December 8, 2025, Board of Adjustment meeting was adjourned at 6:36 p.m.

APPROVED THIS 7 DAY OF February, 2025.



A handwritten signature in black ink, appearing to read 'D. C. Worland', written over a horizontal line.

Secretary



A handwritten signature in blue ink, appearing to read 'J. Satterwhite', written over a horizontal line.

Chairman