



**A M E N D E D
MEETING AGENDA
STILLWATER PLANNING COMMISSION**

August 1, 2023 at 5:30 p.m.

**Planning Commission Hearing Room (Room 1122), Stillwater Municipal Building
723 S. Lewis Street, Stillwater, OK**

Chair Jana Phillips, Commissioner Mike Shanahan, Commissioner Mark Prather, Commissioner Riley Williams and Commissioner Andrew Van Leuven.

NOTE: Members of the Planning Commission and City Staff will gather prior to the regular meeting in Room 1121 beginning at 5:00 PM. No Planning Commission business will be discussed or otherwise acted upon at this time. This is not a closed session, and members of the public and press are welcome to attend.

1. CALL MEETING TO ORDER.

2. INTRODUCTION OF NEWLY APPOINTED PLANNING COMMISSIONER, ANDREW J. VAN LEUVEN.

3. ELECTION OF VICE-CHAIR.

4. PUBLIC HEARING:

The Planning Commission will hear public comments, discuss, and take action at this meeting (including a vote or series of votes on each item listed under Public Hearings unless otherwise indicated.)

- a. **SHORT TERM RENTAL (STR-0110)**, consideration, discussion and possible action, including recommendation approval or denial of an application for a Short Term Rental from Lane Homes, LLC for property addressed as 1502 N. Wildwood Drive in the Single Family large Lot Residential (RSL) district.

5. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION:

- a. Regular meeting summary of July 18, 2023.

6. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION: *Announcements, appointments and remarks about matters of general interest may be made by Staff, Commissioners, or the City Attorney at this time. Items of City business that may require discussion or action (including a vote or series of votes) are listed below.*

- a. Next Planning Commission Meeting is August 15, 2023.

7. ADJOURN.

On _____ at _____ a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S Lewis Street, Stillwater, OK.

NOTE: The Planning Commission may take action including a vote or series of votes on all items listed on the agenda unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Community Development Desk at least 48 hours prior to the meeting by calling 405.742.8220.

- Meetings are televised on AT&T U-verse channel 99 and Suddenlink channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the Office of Community Development.

Sign up for an email update when an agenda is posted through our [eNotifications](#) system. Select each elected or appointed board or committee you would like a notification from.



MEMORANDUM

DATE: 8/1/2023
TO: Stillwater Planning Commission
FROM: Diana Hood, Associate City Planner
SUBJECT: Short-Term Rental (STR) Application Review

Under the recent Ordinance 3435, short-term rentals (STR) are to be licensed with the City if located within RSL, RSS, or RT zoning districts. As part of the licensing process, property owners within 300-feet of the subject property are notified of the STR application and have 30-days within which to file an appeal to the licensing.

At this time, appeal(s) have been filed on STR application requests:

- **1502 N Wildwood Dr.** in the RSL district

The Planning Commission is the hearing body for STRs. The hearings will be held as a Specific Use Permit hearing except there is no staff report or presentation. The criteria by which the Planning Commission is to review the STR applications is Section 23.180, attached with the consideration criteria highlighted. The applicant for the STR has the burden for their case.

A question of private restrictions/covenants is likely to arise. The City cannot enforce private restrictions/covenants but the Planning Commission can give weight to them as part of the deliberative process.

	Application for RESIDENTIAL SHORT-TERM RENTAL
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Property Owner: Lane Homes LLC Mailing Address: 1011 S. Jardot
Stillwater, OK. 74075

Owner Contact Information: Phone: 405-334-6407 Email: lisanlane@hotmail.com

Property Management Contact Name: Debbie
Phone: 405-370-6332 Email: EmpyreanGlobalRealty@gmail.com

Property Street Address: 1502 N Wildwood Dr. Stillwater, OK. 74075

Zoning Classification: RSL Number of Bedrooms Offered for Rent: 5

URL for an advertisement of the rental: _____

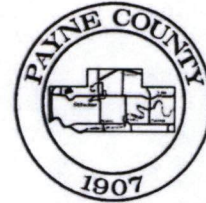
Required documents to be submitted with the residential short-term rental application.

SUBMITTED BY APPLICANT	DOCUMENT	VERIFIED BY CITY
	Completed Application form	
	Typewritten list & electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, licensed abstractor, attorney, engineer or architect, of all property owners within 300 feet of the subject property. List shall be prepared no more than 30 days prior to submission.	
	Initial application fee of \$100.00. NOTE: Licenses expire January 31 of each year or upon change of ownership. The annual renewal fee is \$10.00.	
	Completed Notarized Affidavit form verifying working smoke detectors, working carbon monoxide detector, and functioning fire extinguisher.	
	Floorplan depicting the location of: • Rooms provided for rent • Smoke detectors • Carbon monoxide detector • Fire extinguishers	
	Proof of Ownership by either a recorded deed, a recorded homestead exemption, or a screenshot of the ownership record from the Payne County Assessor (<u>Payne County Assessor website</u>)	
	Sales Tax Permit issued by State of Oklahoma or evidence tax collection is done by a rental agent. Evidenced by either a completed and executed contract or notarized statement from the rental agent.	

APPLICANT SIGNATURE: Shane Jardot DATE: 5-14-23

Date Application Received: <u>5-24-23</u>	Application # <u>STR-0110</u>	Received by: <u>ZK</u>
30-Day Objection Period: <u>6-26-23</u>	Objection Filed: ☒ YES ☐ NO	PC Hearing Date: _____
Approval Date: _____	Denial Date: _____	

James C Cowan
Payne County Assessor



CERTIFICATE OF OWNERSHIP

Re: Account # 600013475
Address: 1502 N Wildwood Dr

PAYNE COUNTY ASSESSOR'S OFFICE does hereby certify that every effort is made to produce and publish the most current and accurate ownership information possible. The ownership information reflects the tax roll of record owners per instruments filed in the Payne County Clerk's Office. Said ownership is located within the Three Hundred feet of the following described property, to-wit:

Lot Fifteen (15), Block Two (2), SWIM'S URBAN DEVELOPMENT, FIRST DIVISION OF THE FOURTH SECTION, WILDWOOD ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof.

Attached you will find the current year's tax roll list of ownership that is within the Three Hundred feet of described legal. The ownership information includes the owner's name, mailing address, legal description, and situs address of the property if available.

The Payne County Assessor's Office believes this information to be true and correct at the time of Certification; however, no liability is or can be assumed by the undersigned with reference to the interpretation or validity of an instrument. This report is finished and accepted with the specific understanding above set forth.

Dated this 12 day of May, 2023.

PAYNE COUNTY ASSESSOR'S OFFICE

BY: Cynthia Ross

This map is for assessment purposes only and is not intended for use in making conveyances or for preparing legal descriptions.



Payne County Oklahoma Assessor's Office

Payne County Oklahoma Assessor's Office

600013475
1502 N Wildwood Dr

Lane Homes, LLC
3221 S Fox Ledge Dr
Stillwater OK 74074-1721

2023 Market Value
\$419,680

KEY INFORMATION

Parcel ID	19N02E-11-1-SS921-002-0015		
Land Size	1.00	Land Unit	Lot
Class	UR	School District	Stillwater Town (016T)
Exemption	-	Section	11
Township	19N	Range	02E
2023 Taxes (Estimated)	\$3,602		
Neighborhood	Stillwater Northeast		
Legal Description	S U DEV 4TH WILDWOOD BLK 2 LOT 15		

2023 APPRAISAL DETAILS

Land Value	\$40,000
Building Value	\$375,100
Misc Imp Value	\$4,580
Total Market Value	\$419,680

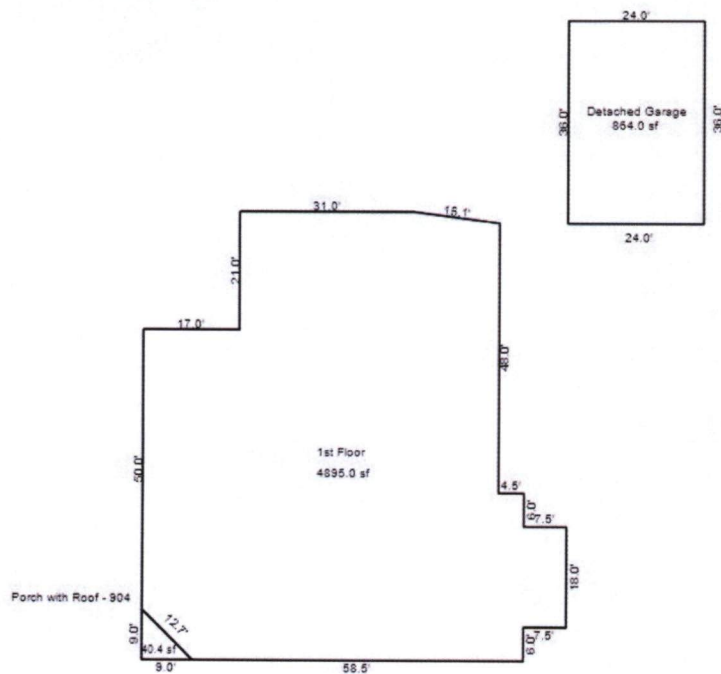
SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
08/16/2019	\$130,000	2522	892	Warranty Deed	Pettyjohn, Wayne A & Phyllis M TTEE
01/27/2014	\$0	2157	867	Quit Claim Deed	PETTYJOHN, WAYNE A
02/20/1992	\$0	972	693	Quit Claim Deed	-

BUILDING DETAILS

BUILDING (1) - 1502 N WILDWOOD DR

Type	Single-Family Residence	Style	One Story
Finished Living Area	4,895 sf	Basement	-
Quality	Average	Condition	Average
Year Built	1973	Exterior Walls	Veneer, Stone
Bedrooms	3	Roof Cover	Built-up Rock
Full Bath	2	HVAC	Warmed & Cooled Air
Half Bath	1	Garage Type	Detached Garage



MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
Awning over Wood Deck, Metal	120	2007
Awning over Wood Deck, Metal	170	2007
Paving, Concrete	210	1973
Paving, Concrete	288	1973
Paving, Concrete	864	1973
Paving, Concrete	1020	1973
Single 1-Story Fireplace	2	1973
Wood Deck	282	2007

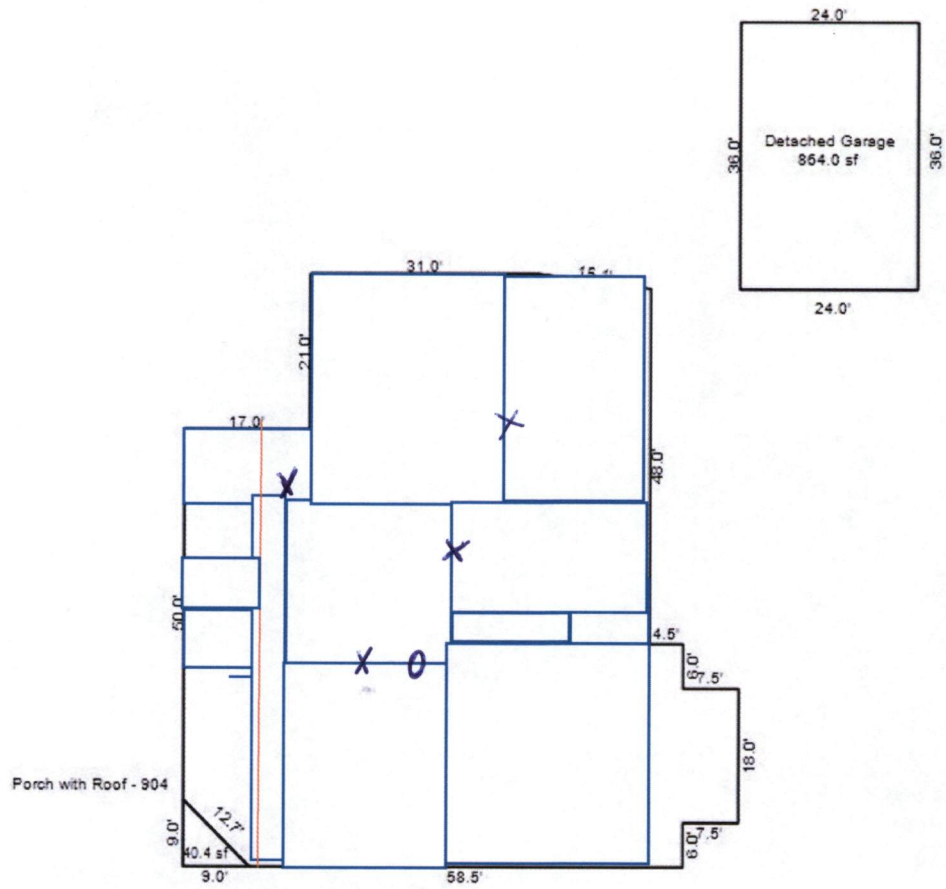
YARD ITEMS

DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
Carport, Flat Roof	380	2007	20	19	8

LAND

UNITS	USE CODE	WIDTH	DEPTH	DESCRIPTION	USE VALUE
1.00	Lot	143	143	S U Dev Wildwood	\$40,000





X - Smoke & Carbon Monoxide detectors
 O - Fire Extinguisher

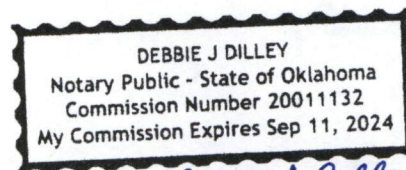
May 11, 2023

We have properly installed all smoke and carbon monoxide detectors needed at the property at 1502 Wildwood. (as shown on enclosed map)

Lisa Nasalroad

Thank you.

Lisa Nasalroad



Debbie J Dilley

5/13/23

PropertyID	Cadastral	Owner1	Owner2
600017017	SP190-001001-000000	Hilovsky, Greg F & Skiba, Sara A	
600017014	SP190-002001-000000	Brown, Andrue & Natalie	
600017013	SP190-002002-000000	Scheets, George M Jr & Kay M	
600017012	SP190-002003-000000	Lowery, Richard L TTEE	
600017010	SP190-002005-000000	Zirkle, Nelda K & Larry D CO-TTEES	Of Nelda K Zirkle Trust
600016999	SP190-005001-000000	Jackson, Robert K & Kathleen G	
600016998	SP190-005002-000000	Brooks, Toby D & Jody A ETAL	
600016985	SP190-005009-000000	Pool, Aaron F	
600016984	SP190-005010-000000	Scroggs, Danny H	
600013852	SS915-003010-000000	Yough, Michael S & Andrea S B	
600013850	SS915-003011-000000	Walker, James L & Becky L Brewer	
600013848	SS915-003012-000000	Dickey, Bettye F TTEE	
600013501	SS921-001009-000000	Parker, Jasper T & Portia M	
600013496	SS921-001010-000000	Lane Homes, LLC	
600013495	SS921-001011-000000	Mcmurtry, Leonard C & Anne L TTEE	
600013492	SS921-001012-000000	Gibbs, Lindsay & Kane, Kaite	
600013488	SS921-001013-000000	McKenzie, Emily & Diekelman, Nathan	
600013485	SS921-002011-000000	Mitchell, Brian L & Shelley E	
600013483	SS921-002012-000000	Morgan, Garry Wayne	
600013479	SS921-002013-000000	Fitz, Brewster E & Moder, Carol L	
600013476	SS921-002014-000000	Gulick, Zachary S	
600013475	SS921-002015-000000	Lane Homes, LLC	
600013473	SS921-002016-000000	Ward, Michael Paul & Terri Jo	
600013440	SS923-001013-000000	Mueggenborg, Matthew L & Bridget	
600013422	SS923-002009-000000	Sartin, Ralph M & M Donna	
600013417	SS923-002010-000000	Harmon, Walt & Marsha	
600012573	SZ999-19N02E-11A002	Lowe's Home Centers, Inc	Attn: Tax Dept

Mailing	City	State	ZipCode	PrimaryLoc
1421 N Wildwood Dr	Stillwater	OK	74075	1421 N Wildwood DrStillwater, OK 74075
14 Pecan Dr	Stillwater	OK	74075	14 Pecan DrStillwater, OK 74075
12 Pecan Dr	Stillwater	OK	74075	12 Pecan DrStillwater, OK 74075
10 Pecan Dr	Stillwater	OK	74075	10 Pecan DrStillwater, OK 74075
8 Pecan Dr	Stillwater	OK	74075	8 Pecan DrStillwater, OK 74075
9 Pecan Dr	Stillwater	OK	74075	9 Pecan DrStillwater, OK 74075
7 Pecan Dr	Stillwater	OK	74075	7 Pecan DrStillwater, OK 74075
1414 N Wildwood Dr	Stillwater	OK	74075	1414 N Wildwood DrStillwater, OK 74075
11 Pecan Dr	Stillwater	OK	74075	11 Pecan DrStillwater, OK 74075
1601 N Glenwood Dr	Stillwater	OK	74075	1601 N Glenwood DrStillwater, OK 74075
1523 N Glenwood Dr	Stillwater	OK	74075	1523 N Glenwood DrStillwater, OK 74075
1511 N Glenwood Dr	Stillwater	OK	74075	1511 N Glenwood DrStillwater, OK 74075
1609 N Wildwood Dr	Stillwater	OK	74075	1609 N Wildwood DrStillwater, OK 74075
3221 S Fox Ledge Dr	Stillwater	OK	74074	1601 N Wildwood DrStillwater, OK 74075
1525 N Wildwood Dr	Stillwater	OK	74075	1525 N Wildwood DrStillwater, OK 74075
1523 N Wildwood Dr	Stillwater	OK	74075	1523 N Wildwood DrStillwater, OK 74075
1501 N Wildwood Dr	Stillwater	OK	74075	1501 N Wildwood DrStillwater, OK 74075
1620 N Wildwood Dr	Stillwater	OK	74075	1620 N Wildwood DrStillwater, OK 74075
1518 N Wildwood Ct	Stillwater	OK	74075	1518 N Wildwood CtStillwater, OK 74075
1512 N Wildwood Ct	Stillwater	OK	74075	1512 N Wildwood CtStillwater, OK 74075
1508 N Wildwood Ct	Stillwater	OK	74075	1508 N Wildwood CtStillwater, OK 74075
3221 S Fox Ledge Dr	Stillwater	OK	74074	1502 N Wildwood DrStillwater, OK 74075
5015 Lindsley Ave	Dallas	TX	75223	1602 N Wildwood DrStillwater, OK 74075
1617 N Wildwood Dr	Stillwater	OK	74075	1617 N Wildwood DrStillwater, OK 74075
1618 Chiquita Ct	Stillwater	OK	74075	1618 E Chiquita CtStillwater, OK 74075
1616 N Wildwood Dr	Stillwater	OK	74075	1616 N Wildwood DrStillwater, OK 74075
1000 Lowes Blvd	Mooreville	NC	28117	1616 N Perkins RdStillwater, OK 74075

LegalDescr

PECAN GROVE ADD BLK 1 LOT 1

PECAN GROVE ADD BLK 2 LOT 1

PECAN GROVE ADD BLK 2 LOT 2

Pecan Grove Add Blk 2 Lots 3-4 & Pt Lot 1 Blk 3 Lying W Of Lots 3-4 Blk 2 Beg SW/C Lot 4 Blk 2; Wly On W/L 328'S

PECAN GROVE ADD BLK 2 LOT 5

PECAN GROVE ADD BLK 5 LOT 1

PECAN GROVE ADD BLK 5 LOT 2

PECAN GROVE ADD BLK 5 LOT 9

PECAN GROVE ADD BLK 5 LOT 10

S U DEV WILDWOOD ADD BLK 3 LOT 10

S U DEV WILDWOOD ADD BLK 3 LOT 11

S U DEV WILDWOOD ADD BLK 3 LOT 12

S U DEV 4TH WILDWOOD BLK 1 LOT 9

S U DEV 4TH WILDWOOD BLK 1 LOT 10

S U DEV 4TH WILDWOOD BLK 1 LOT 11

S U DEV 4TH WILDWOOD BLK 1 LOT 12

S U DEV 4TH WILDWOOD BLK 1 LOT 13

S U DEV 4TH WILDWOOD BLK 2 LOT 11

S U DEV 4TH WILDWOOD BLK 2 LOT 12

S U DEV 4TH WILDWOOD BLK 2 LOT 13

S U DEV 4TH WILDWOOD BLK 2 LOT 14

S U DEV 4TH WILDWOOD BLK 2 LOT 15

S U DEV 4TH WILDWOOD BLK 2 LOT 16

SUD 4TH WILDWOOD 2ND BLK 1 LOT 13 & S-28' LOT 12

Sud 4th Wildwood 2nd Blk 2 Lot 9 & Prt Of Lot 10 Beg SW/C Lot 10 N73°E-63.7' N15°W-86' N36°E-23.56' Wly Aro

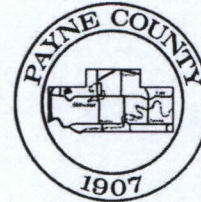
Sud 4th Wildwood 2nd blk 2 lot 10 Less Tr Beg SW/C LOT 10; N73°E-63.7' N15°W-86' N36°E-23.56' WLY Around C

MISC TR 11-19N-02E A-2 (19acm/l) BEG SE/C NE/4; W-946.78' NWLY-163.46' N16°W-429' S73°W-10' N16°W-22'

Of NW/C Lot 1 N-328' E Alg N/L To NW/C Lot 3 Blk 2 Sly Alg Lot Lines Of Lots 3-4 To POB

ound Cue To R Rad 50' Dist 21.27' To Most Ely Corner Lot 9 Swly-120' POB
Due To R Rad 50' Dist 21.27' To Ely Corner Of Lot 9 Swly-120' POB
2.94' E-1185.15' S-780' POB

James C Cowan
Payne County Assessor



CERTIFICATE OF OWNERSHIP

Re: Account # 600013475
Address: 1502 N Wildwood Dr

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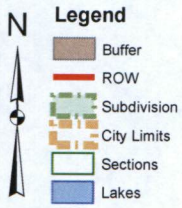
The Payne County Assessor's Office believes this information to be true and correct at the time of Certification; however, no liability is or can be assumed by the undersigned with reference to the interpretation or validity of an instrument. This report is finished and accepted with the specific understanding above set forth.

Dated this 12 day of May, 2023.

PAYNE COUNTY ASSESSOR'S OFFICE

BY: Cynthia Ross

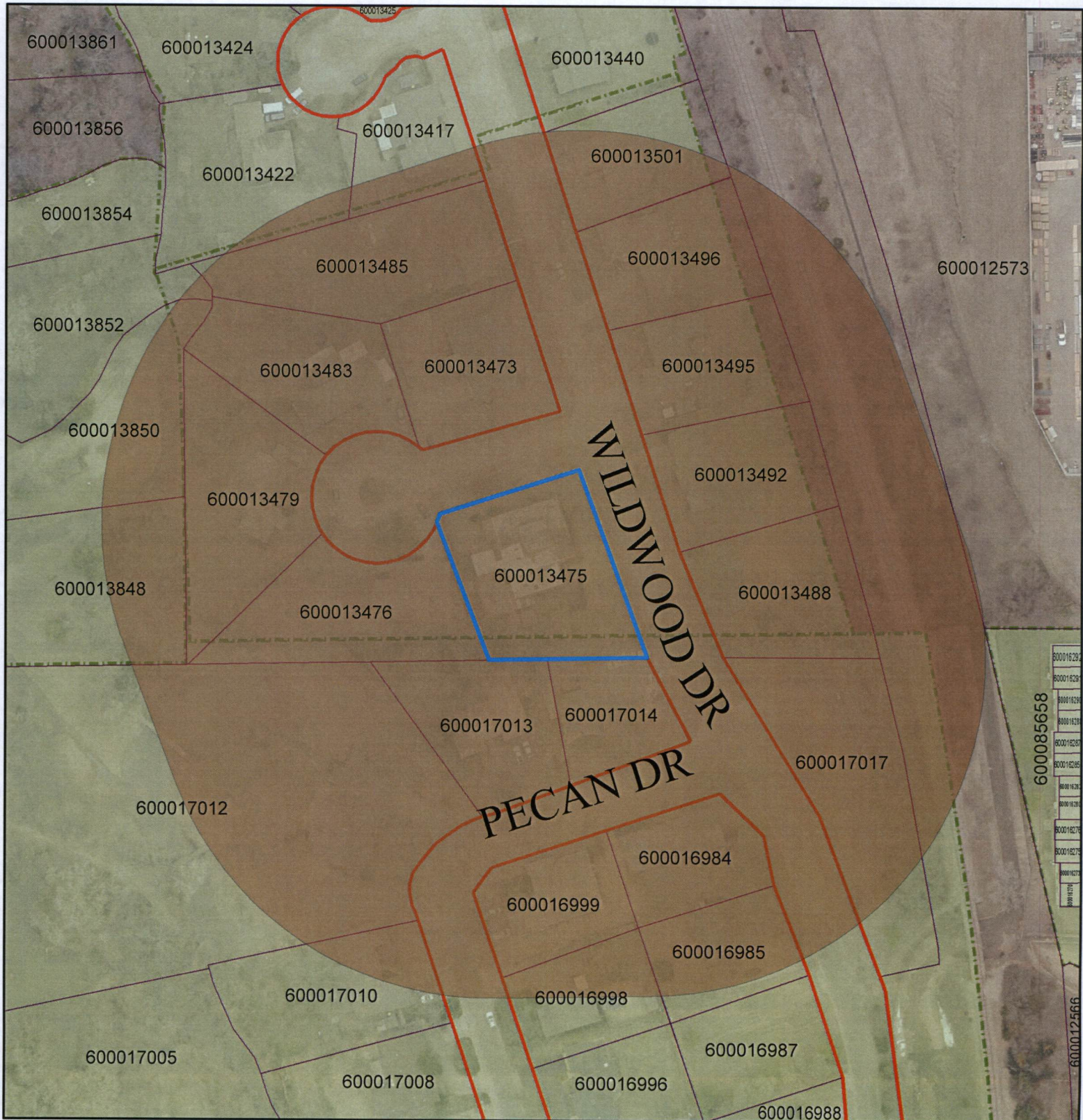
PropertyID	Cadastral	Owner1	Owner2	Mailing	City	State	ZipCode	PrimaryLoc	LegalDesc
600017017	91510-00101-000000	Holbrook, Greg F & Shla, Sara A		14211 Willowood Dr	Stillwater	OK	74075	14211 Willowood Dr-Stillwater, OK 74075	PECAN GROVE ADD BLK 1 LOT 1
600017014	91510-00201-000000	Brown, Andrew & Natalie		14211 Willowood Dr	Stillwater	OK	74075	14211 Willowood Dr-Stillwater, OK 74075	PECAN GROVE ADD BLK 2 LOT 1
600017015	91510-00201-000000	Brown, Andrew & Natalie		14211 Willowood Dr	Stillwater	OK	74075	14211 Willowood Dr-Stillwater, OK 74075	PECAN GROVE ADD BLK 2 LOT 1
600017012	91510-00201-000000	Johnson, Robert L & Ely, Ray M		10 Pecan Dr	Stillwater	OK	74075	10 Pecan Dr-Stillwater, OK 74075	PECAN GROVE ADD BLK 2 LOT 1
600016999	91510-00201-000000	Jackson, Robert E & Kallenberg G	OF Neida K Zinke Trust	8 Pecan Dr	Stillwater	OK	74075	8 Pecan Dr-Stillwater, OK 74075	PECAN GROVE ADD BLK 2 LOT 5
600016998	91510-00201-000000	Jackson, Robert E & Kallenberg G		8 Pecan Dr	Stillwater	OK	74075	8 Pecan Dr-Stillwater, OK 74075	PECAN GROVE ADD BLK 2 LOT 5
600016997	91510-00201-000000	Kallenberg, Tony D & Judy A ETAL		14211 Willowood Dr	Stillwater	OK	74075	14211 Willowood Dr-Stillwater, OK 74075	PECAN GROVE ADD BLK 2 LOT 9
600016984	91510-00201-000000	Scottd, Darryl H		11 Pecan Dr	Stillwater	OK	74075	11 Pecan Dr-Stillwater, OK 74075	PECAN GROVE ADD BLK 5 LOT 10
600013852	93515-00301-000000	Youth, Michael S & Andrea S B		1601 L Glenwood Dr	Stillwater	OK	74075	1601 L Glenwood Dr-Stillwater, OK 74075	S U DEV WILLOWOOD ADD BLK 3 LOT 10
600013850	93515-00301-000000	Walker, James A & Becky L Brewer		1523 N Willowood Dr-Stillwater, OK 74075	Stillwater	OK	74075	1523 N Willowood Dr-Stillwater, OK 74075	S U DEV WILLOWOOD ADD BLK 3 LOT 11
600013851	93515-00301-000000	Walker, James A & Becky L Brewer		1523 N Willowood Dr-Stillwater, OK 74075	Stillwater	OK	74075	1523 N Willowood Dr-Stillwater, OK 74075	S U DEV WILLOWOOD ADD BLK 3 LOT 11
600013501	93531-00109-000000	Parke, James L & Fortia M		1609 N Willowood Dr	Stillwater	OK	74075	1609 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 1 LOT 9
600013496	93531-00101-000000	Lawe, James L, LLC		3212 S Fox Ledger Dr	Stillwater	OK	74074	1601 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 1 LOT 10
600013495	93531-00101-000000	Memmery, Leonard C & Anne A TTEE		1525 N Willowood Dr	Stillwater	OK	74075	1525 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 1 LOT 11
600013493	93531-00101-000000	Lawe, James L & Fortia M		1525 N Willowood Dr	Stillwater	OK	74075	1525 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 1 LOT 11
600013488	93531-00101-000000	McGinnis, Brian L & Shelly E Nathan		1501 N Willowood Dr	Stillwater	OK	74075	1501 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 1 LOT 13
600013485	93531-00201-000000	McGinnis, Brian L & Shelly E Nathan		1620 N Willowood Dr	Stillwater	OK	74075	1620 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 2 LOT 11
600013483	93531-00201-000000	Morgan, Curry Wayne		1518 N Willowood Ct	Stillwater	OK	74075	1518 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 2 LOT 12
600013479	93531-00201-000000	McGinnis, Brian L & Shelly E Nathan		1512 N Willowood Dr	Stillwater	OK	74075	1512 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 2 LOT 13
600013478	93531-00201-000000	Flit, Brentner E & Modler, Carol L		1512 N Willowood Dr	Stillwater	OK	74075	1512 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 2 LOT 13
600013475	93531-00201-000000	Lawe, James L, LLC		3212 S Fox Ledger Dr	Stillwater	OK	74074	1501 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 2 LOT 15
600013473	93531-00201-000000	Lawe, James L, LLC		3212 S Fox Ledger Dr	Stillwater	OK	74074	1501 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD BLK 2 LOT 16
600013472	93531-00201-000000	Wendthorn, Michael Paul & Terri Jo		5015 Lindley Ave	Dallas	TX	75223	1601 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD 2ND BLK 1 LOT 11 & 2-38 LOT 12
600013440	93531-00101-000000	Wendthorn, Michael Paul & Terri Jo		1617 R Willowood Dr	Stillwater	OK	74075	1617 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD 2ND BLK 1 LOT 11 & 2-38 LOT 12
600013439	93531-00101-000000	Wendthorn, Michael Paul & Terri Jo		1617 R Willowood Dr	Stillwater	OK	74075	1617 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD 2ND BLK 1 LOT 11 & 2-38 LOT 12
600013437	93531-00201-000000	Wendthorn, Michael Paul & Terri Jo		1615 W Willowood Dr	Stillwater	OK	74075	1615 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD 2ND BLK 1 LOT 11 & 2-38 LOT 12
600013436	93531-00201-000000	Wendthorn, Michael Paul & Terri Jo		1615 W Willowood Dr	Stillwater	OK	74075	1615 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD 2ND BLK 1 LOT 11 & 2-38 LOT 12
600013435	93531-00201-000000	Wendthorn, Michael Paul & Terri Jo		1615 W Willowood Dr	Stillwater	OK	74075	1615 N Willowood Dr-Stillwater, OK 74075	S U DEV 4TH WILLOWOOD 2ND BLK



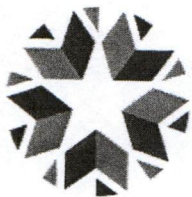
Payne County

300' BUFFER

1502 N Wildwood Dr



This map is for assessment purposes only and is not intended for use in making conveyances or for preparing legal descriptions.



OKLAHOMA Tax Commission



LANE HOMES LLC
1011 S JARDOT RD
STILLWATER OK 74074-4915

Date Issued: May 12, 2023

Letter ID: L0714724288

Taxpayer ID: **-***3444

TRO

Licenses/Permits at this Location SALES TAX PERMIT

County PAYNE COUNTY

Holders of an Oklahoma Sales Tax Permit will find notice of penalties for violation of the Oklahoma Sales Tax code at tax.ok.gov

If the sales tax permit at this location becomes invalid then all associated permits will become invalid. If the business changes location or ownership or is discontinued for any reason, this permit must be returned to the Oklahoma Tax Commission for cancellation WITH AN EXPLANATION ON THE REVERSE SIDE.

Sales Account ID

STS-13572138-06

Site Permit Number

812257280

Business Location	Industry Code	City Code	Site Effective	Expires
LANE HOMES 1011 S JARDOT RD STILLWATER OK 74074-4915	531311	6071	May 11, 2023	May 11, 2026

PLEASE POST IN CONSPICUOUS PLACE

Mark Wood, Chairman
Shelly Paulk, Vice-Chairman
Charles Prater, Secretary Member

Non-Transferable

This permit is a probationary permit for the first six (6) months after the permits issuance. After the probationary period has passed, this permit will be valid for an additional thirty (30) months unless you are notified of the Commissions refusal to extend the permit. You may not use the permit during the probationary period to obtain a commercial license plate for your motor vehicle.

The probationary permit will not automatically be renewed if (1) factual inaccuracies are included in the application, (2) you or any of the partners, officers or members of the entity holding the probationary permit are delinquent in the filing of tax returns and/or payment of taxes, or (3) you have purchased the business or stock of goods/assets from a business who has a tax liability.

Teresa Kadavy

CITY OF STILLWATER

From: Kaite Gibbs <Kaite.Gibbs@outlook.com>
Sent: Tuesday, June 20, 2023 8:46 PM
To: CityClerk
Subject: Application # STR-0110

'23JUN22AM7:18

CITY CLERKS OFFICE

This email originated from an **External Source**. Please use proper judgement and **Caution** when opening attachments, clicking links, or responding to this email.

To whom it may concern,

I am writing this letter as an objection to the application # SRT-0110 regarding the Single-Family Large Lot Residence at 1502 N Wildwood Drive. I received notification that the current owners, Lane Homes, LLC, have submitted the application because I live within 300 feet of the property. My reason for objection is due to previous experience with this company. Their storage unit rental on Lakeview is where I had this experience. My family had two units rented at this location and for many years had successful relationship. In 2021, we chose to part ways with this facility. At some point between 2009 and 2021 ownership or management changed and the quality of service changed as well, negatively impacted. Shortly before we ended the rental there had been a fire in one of the other tenant's units, I believe due to someone operating machinery there on the site. The final straw was when somehow a burglar had made their way in and climbed from unit to unit rummaging and destroying property. Our unit was one effected by the burglary, yet no one on the staff thought they needed to contact us to let us know. We came one day to check on things and found my deceased mother's belongings trashed and strewn about the unit. My father went to the management to let them know something had occurred so they could inform other tenants and they already knew acting like it wasn't a big deal. To me if they are going to act this way about a property that houses their offices and employees, they aren't going to give a care in the world to the neighborhood on Wildwood.

My husband and I grew up here in Stillwater, both graduates of Stillwater High. He a graduate of Langston University and I, Oklahoma State. We chose this neighborhood to live in because as a high school student learning to drive, I drove through it thinking how nice it is. Everyone takes care of their property, without an HOA, relatively no rental/college student residents. We bought this house to raise a family because it is quiet and the neighbors are respectful. We have cul-de-sac cookouts twice a summer. The Pettyjohn's that used to own the home at 1502 started the cookouts. We were the young ones in the neighborhood, at 35, back in 2013 when we bought the house. Now there are children present in this neighborhood again with several young families moving into the homes of people that have retired and downsized, or unfortunately passed away.

This is one small part of town that still looks like it did when I was growing up (in a good way). Friends that visit are pleasantly surprised this neighborhood exists when they come by. We are already dealing with the uptick in traffic from the Husband road bridge detour traffic. People are racing through the once quiet street. My wish is that when the bridge is complete, that the traffic will go back down and the kids in the neighborhood can once again safely ride their bikes down the street and play in their FRONT yards. I don't see that happening if this property becomes a short-term rental.

I have stayed in short-term rentals myself and they are always on main thoroughfares, or in townhome complexes, not tucked away in a family oriented residential area. This location does not seem like a good fit for a short-term rental no matter who the owners of the property may be. As soon as I received the notice in the mail I was not in favor of the change. After discovering who the property owners are, I am adamant that this would not be a good fit for the neighborhood.

The notice indicates that hearing will be scheduled if there is objection. If given the option, I would rather not speak if possible. I am not one that likes to do such things. If contact is needed my phone number is (405)880-3429, please leave a voicemail or text message and I will get back with you promptly.

Thank you for your consideration,

Kaite Gibbs
1523 N Wildwood Drive

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF July 18, 2023
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED July 13, 2023 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair
Mike Shanahan, Member
Mark Prather, Member
Riley Williams, Member

STAFF PRESENT

Kim Payne, Sr. Assistant City Attorney
Jeff Mathews, Comm. Dev. Director
Jacquelyn Porter, City Planner
Diana Hood, Associate Planner
Cindy Gibson, Administrative Services

MEMBERS ABSENT

Stephen Hallgren, Vice-Chair

1. CALL MEETING TO ORDER.

Chair Phillips calls the meeting to order at 5:30 p.m. and explains the procedures and process for the meeting.

2. GENERAL ORDERS:

- a. Gose & Associates on behalf of Stillwater Medical Center Authority, **MAP AMENDMENT (MA23-03)**, consideration, discussion, and possible action, including recommending approval or denial to rezone approximately 53 acres of property located East of 12th and Blakely and North of Stillwater Creek, including property more commonly described as 1201 S. Adams Street and 1200 S. Adams Street, from Office (O) and Agriculture (A) to Public (P).

Jacquelyn Porter, City Planner presents staff report and asks for questions.

Chair Phillips asks if there are any questions for staff; none respond. Chair Phillips asks for the applicant's representative to come speak.

Mr. Stephen Gose, Gose & Associates, 113 E. 8th Avenue comes to speak on the following:

- Here on behalf of the Stillwater Medical Center Authority
- Staff has covered everything in the report
- This was brought to the attention of Stillwater Medical with the development of the soccer fields on the south end, otherwise, it would require a specific use permit
- Rezoning to Public would align with other Stillwater Medical Center Authority properties

Commissioner Shanahan asks if this is where they are planning the soccer complex; Mr. Gose responds that they are rezoning the whole property as Stillwater Medical owns the property from 12th Avenue to Stillwater Creek and the plan is to put the soccer club fields on the south end of the area that is above the flood plain.

Chair Phillips asks if there are any further questions for Mr. Gose; none respond. Chair Phillips opens the public hearing and asks if there is anyone that wishes to speak in favor of this item; none respond. Chair Phillips asks if there is anyone that wishes to speak in opposition of this item; none respond. Chair Phillips closes the public hearing and ask staff for findings and alternatives.

Jacquelyn Porter, City Planner presents findings and alternatives which are:

Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. Public zoning is located in the surrounding area.
3. The Comprehensive Plan calls for Public use at the property's location.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Find that the map amendment is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the map amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Chair Phillips asks for discussion; none respond.

Commissioner Shanahan moved, Commissioner Williams seconded to accept findings and recommend that the City Council approve the proposed map amendment as presented.

Roll call:	Phillips	Hallgren	Shanahan	Prather	Williams
	Yes	Absent	Yes	Yes	Yes

Time: 6 minutes

3. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS, OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION:
 - a. Next Planning Commission Meeting Tuesday, August 1, 2023.
4. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Williams, seconded by Commissioner Prather at approximately 5:36 p.m. on July 18, 2023, with all members present in agreement. The next regularly scheduled meeting will be held August 1, 2023, at 5:30 p.m. in the City Council Hearing Room (Room 1122), Stillwater Municipal Building, 723 S. Lewis Street, Stillwater, OK.

Prepared by – Cindy Gibson, Administrative Services Manager

Approved by - _____
Stillwater Planning Commission