

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF MARCH 05, 2024
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED FEBUARY 29th, 2024 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair
Mike Shanahan, Member
Andrew Van Leuven, Member
Riley Williams, Member

MEMBERS ABSENT

Mark Prather, Vice Chair

STAFF PRESENT

Kim Payne, Sr. Assistant City Attorney
Jacquelyn Porter, City Planner
Diana Hood, Associate City Planner
Cindy Gibson, Administrative Services
Alexandria Maged, Administrative Assistant

1. CALL MEETING TO ORDER.

Chair Phillips called the meeting of the Stillwater Planning Commission to order at 5:30 p.m.

2. PUBLIC HEARING

- a. SHORT TERM RENTAL (STR-0155), consideration, discussion and possible action, including recommendation approval or denial of an application for a Short Term Rental from Adamson Properties Holding, LLC for property addressed as 911 W. Eskridge in the Single Family Large Lot Residential (RSL) district.

Chair Phillips introduces the item and asks staff to present.

Diana Hood, Associate City Planner presents staff report and asks for questions; none respond.

Chair Phillips asks the applicant to come forward.

Mrs. Angela Adamson, 911 W Eskridge

- Bought it for them and their friends to stay in for game days originally.
- Managing remotely but has two local teams that help run it.
- Plans to have rules for the house such as no pets and no house parties.

Chair Phillips noticed it was a four (4) bedroom and asked if there was a limit on the number of guests. Mrs. Adamson says they haven't made a post yet but it sleeps two per room with one bunk so 8-9 with a four (4) car limit; and also states they plan to have a high rental rate and don't plan to rent it all the time as they use the house frequently.

Commissioner Williams asks the applicant to clarify her comment that she will be running it remotely with a crew in town. Mrs. Adamson says she has a landscape and cleaning crew to maintain the property and then they have close friends in town they've also asked to keep an eye on the property and they could be there quickly in an emergency.

Commissioner Williams asks about parking. Mrs. Adamson says they have one garage space, and their driveway can hold 3-4 cars.

Commissioner Williams asks if they are managing it remotely how they will be enforcing the no party policy. Mrs. Adamson responds in that she's met the surrounding neighbors who would probably notify her if there was something going on and then she could have her local friends check on it.

Chair Phillips says she knows there's a high percentage of short-term rentals already in this neighborhood and asks if the applicant knows if any of the homes around her are short term rentals. Mrs. Adamson says the person she's met is long term resident.

Chair Phillips asks if they support this being an Airbnb. Mrs. Adamson says she does not know as they have not listed yet as they are trying to get the permit first.

Chair Phillips asks if there are any further questions; none respond. Chair Phillips opens the public hearing and asks if anyone would like to speak in favor; none responds. Chair Phillips asks if anyone would like to speak in opposition of this item.

Emily Thaden, 1023 W Graham Ave comes to the podium and expresses the following:

- Lives in the neighborhood
- Has been here previously claims and says she feels like she's saying the same thing.
- More and more of the neighborhood is becoming short term rentals with new ones popping up every day that she thinks might not even be licensed.
- Thinks they're losing the neighborhood and keeps getting told the board is looking into it but there have not been any updates.
- After months of living across from one she says there's a disparity between what applicants say and what is happening.
- There is trash left out and trucks parked all over the street.
- She believes most of the Airbnb rentals go to out-of-town construction people.
- She feels she's losing her neighborhood very quickly and will keep coming to these meetings.

Chair Phillips thanks Mrs. Thaden for her comments and asks the applicant if they would like to come back to the stand. Ms. Adamson checks if the board has any further questions; the board does not and Chair Phillips closes the hearing to the public.

Chair Phillips invites staff forward to present alternatives

Diana Hood, present the alternatives to the commissioners which are:

1. Approve the application.
2. Defer for additional discussion.
3. Deny the application.

Commissioner VanLeuven motions to approve the Short Term Rental application; Commissioner Williams seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Van Leuven
	No	Absent	Yes	Yes	Yes

Time: 12 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION

a. Regular Meeting Summary of December 5, 2023.

Chair Phillips asks if there are any changes and/or corrections; none respond.

Commissioner Williams moves to approve, Commissioner VanLeuven seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Van Leuven
	Yes	Absent	Yes	Yes	Yes

b. Regular Meeting Summary of January 9, 2024.

Chair Phillips asks if there are any changes and/or corrections; none respond.

Commissioner Shanahan moves to approve, Commissioner VanLeuven seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Van Leuven
	Yes	Absent	Yes	Yes	Yes

c. Regular Meeting Summary of February 6, 2024.

Chair Phillips asks if there are any changes and/or corrections; none respond.

Commissioner Williams Motions to approve, Commissioner Van Leuven seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Van Leuven
	Yes	Absent	Yes	Yes	Yes

4. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION:

a. Next Planning Commission Meeting is March 26th, 2024.

Planning Commission, Sr. Assistant City Attorney and staff have brief discussion regarding status of an update to the code regarding short term rentals

5. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Williams, seconded by Commissioner VanLeuven at approximately 5:51 PM on March 5, 2024

one member absent, - the next regularly scheduled meeting will be held Tuesday, March 26th 2024 at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 South Lewis Street.

Prepared by: Alexandria Maged, Administrative Assistant
Reviewed by: Cindy Gibson, Administrative Services Manager

Approved by - _____
Stillwater Planning Commission

A handwritten signature in orange ink, reading "Jana K. Phelan", is written over a horizontal line. The signature is cursive and stylized.