

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF MAY 07, 2024
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED May 3rd, 2024 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Mike Shanahan, Member
Andrew Van Leuven, Member
Riley Williams, Member

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

MEMBERS ABSENT

Jana Phillips, Chair
Mark Prather, Vice Chair

1. CALL MEETING TO ORDER.

Commissioner Shanahan called the meeting to order at 5:30 p.m.

2. General Orders

- a. Glenn and Laura Collum Trust, FINAL PLAT (SUB23-15), consideration, discussion and possible action, including approval or denial of a final plat for Cedar Farms Subdivision currently addressed as 2615 E. McElroy Road in the Small Lot Single Family Residential (RSS) district.

Commissioner Shanahan introduces the item and asks staff to present.

Jacquelyn Porter, City Planner, presents staff report.

Ms. Porter clarifies that it is CKG, LLC is the one requesting approval not Glenn and Laura Collum, it was a correction made after the agenda was posted.

Ms. Porter asks the commission for questions.

Commissioner Williams inquired about the number of lots changing from 9 to 8. Ms. Porter clarifies that lots 9 & 8 on the preliminary plat were merged.

Commissioner Shanahan asks if there are any further questions for staff; none respond. Commissioner Shanahan asks for findings and alternatives.

Ms. Porter presents:

Findings:

1. The proposed final plat meets the subdivision and zoning requirements.
2. The proposed final plat contains 8 residential lots.
3. The C3 Plan recommends high density residential uses at this location.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed final plat as presented.
2. Approve the proposed final plat with conditions.
3. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date noting that action must be taken within 60 days of the public hearing.

Commissioner Williams motions to approve the Final Plat as presented; Commissioner Van Leuven seconds.

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

Time: 6 minutes

3. PUBLIC HEARING

- a. Steuver Holding Company (Justin Steuver), MAP AMENDMENT (MA24-02), consideration, discussion and possible action, including recommending approval or denial to rezone property addressed as 1205 S. Duck Street from Small Lot Single Family Residential (RSS) to Two-Family (RT) district.

Commissioner Shanahan introduces the item and asks staff to present.

Jacquelyn Porter, City Planner, presents staff report and asks if there are any questions; none respond.

Commissioner Shanahan invites the applicant forward.

Mr. Justin Steuver, Po Box 22 Morrison Oklahoma comes to the podium and speaks on the following:

- Says there's another duplex one block over
- The girl scouts place is more commercial as opposed to RSS
- Believes this would be less spot zoning and more of a transition from the 12th Street corridor to the RSS below him.

Commissioner Shanahan asks if there any questions for the applicant; none respond. Commissioner Shanahan opens the public hearing and asks if there is anyone that wishes to speak in favor of this item; none respond. Commissioner Shanahan asks if there is anyone that wishes to speak in opposition; none respond. Commissioner Shanahan closes the public hearing is closed and asks for findings and alternatives.

Ms. Porter presents:

Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. Two-Family and Multi-Family District (RTM) zoning is located in the vicinity of the subject property.
3. The Comprehensive Plan calls for commercial, public & low density use in this area.

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.

Commissioner Williams motions to accept the findings and recommend that the City Council approve the proposed Map Amendment as presented; Commissioner Van Leuven seconds the motion.

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

Time: 6 minutes

4. Meeting Summary for review and possible action

- a. Regular meeting minutes of April 16, 2024

Commissioner Shanahan asks if there are any changes and/or edits; none respond.

Commissioner Williams moved, Commissioner Van Leuven second to approve the April 16th, 2024 minutes as presented.

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

Time: 1 minute

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

- a. Next Planning Commission Meeting is May 21st, 2024.

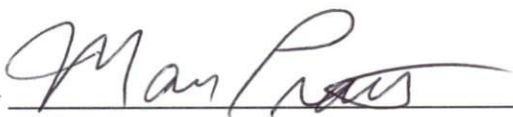
6. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Williams, seconded by commissioner Van Leuven at approximately 5:43 PM on May 7th, 2024 two member absents, - the next regularly scheduled meeting will be held Tuesday, May 21, 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