

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF OCTOBER 1, 2024
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED September 27, 2024 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair
Riley Williams, Vice Chair
David Peters, Member

MEMBERS ABSENT

Mark Prather, Member
Mike Shanahan, Member

STAFF PRESENT

Kimberly Payne, Assistant City Attorney
Jacquelyn Porter, City Planner
Joshua Brown, Project Manager
Cindy Gibson, Administrative Services
Alexandria Maged, Administrative Assistant
Staff Absent

1. CALL MEETING TO ORDER.

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

2. ELECTION OF CHAIR

Chair Phillips asks for nominations. Commissioner Williams nominates Jana Phillips as Chair and Commissioner Peters supports nomination.

Commissioner Williams motions to reelect Jana Phillips as Chair, Commissioner Peters Seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Peters
	Yes	Absent	Absent	Yes	Yes

Time: 1 minute

3. ELECTION OF VICE CHAIR

Chair Phillips nominates Riley Williams as Vice-Chair and Commissioner Peters supports nomination.

Chair Phillips motions to elect Commissioner Williams as Vice Chair, Commissioner Peters Seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Peters
	Yes	Absent	Absent	Yes	Yes

Time: 1 minute

4. PUBLIC HEARING

- a. Receive public comment regarding a request from Progressive Development Corp., LLC, for a MAP AMENDMENT (MA24-10) to rezone property addressed as 1002 S. Husband Street from Two-Family Residential (RT) to Commercial Business (CB) district.

Jaqueline Porter, City Planner presents the item and asks if there are any questions for staff; none respond.

Chair Phillips invites the applicant's representative to speak.

Mr. Stephen Gose, Gose & Associates, 113 E 8th Ave. comes to the podium:

- Here on behalf of the applicant.
- Staff presentation covered the item sufficiently.
- Comments that as this area develops, the applicant is trying to be able to utilize these properties more in line with the Commercial Business zoning that is already in the proximity.

Chair Phillips asks if there any questions; none respond.

Chair Phillips opens the public hearing and asks if there is anyone that would like 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.

Mr. Griffin Pivateau, 1104 S Husband, comes to speak on the following:

- Lives one block down from subject property.
- Believes this area has great residential charm with the library, community center, and downtown close by.
- Feels the area has already been harmed by the businesses coming in down the street.
- Thinks by developing Husband it is preventing the development of Main St. which is one street over.
- Believes since Main St. is wider and has more parking it is better suited for business development.
- Since Husband St. is not as wide, the increase in parking there has essentially turned it into a one-way street.
- Residents have invested in this area and changing it to business will mitigate that investment.

Chair Phillips invites the applicant's representative back up to address some of the points raised.

Mr. Gose responds that they understand the residents' concerns about commercial business coming to the area, but the Stillwater Comprehensive Plan had projected this area to become commercial years ago; and with this projection, it encourages commercial businesses to come invest in this area.

Vice Chair Williams asks if the applicant is planning on keeping the existing building there for commercial business. Mr. Gose confirms that all the discussions with the developer indicates that they plan on using the exiting building; explains that the Payne County Democrats have been meeting there and that is what spurred this application, to allow a meeting area to be a use by right; and the applicant has a lot of other properties in this area and likes to reuse and preserve existing architecture if possible.

Chair Phillips asks if any onsite parking would be developed. Mr. Gose says with the Commercial Business district zoning there are not parking requirements, but the next item on the agenda is map amendment is being brought forward to put in additional parking for this area; and comments that the City is currently working on ways to add more parking to this area.

Chair Phillips asks if there are any further questions from the commissioners; none respond. Chair Phillips closes the public hearing and asks staff to present findings and alternatives.

Ms. Porter presents findings and alternatives, which are:

Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. Commercial Business located adjacent to the property across West 10th Avenue.
3. The Comprehensive Plan calls for commercial uses 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 Peters comments that with Block 34 coming, there is going to be continued desire for commercial development in this area; and believes that with Main St. being one block north, the proximity of this area makes it more desirable for commercial businesses.

Vice Chair Williams points out that this item and the next item on the agenda block in a residential address on either side and is wondering what the landscaping or screening requirements would be. Mr. Porter returns to explain that any business that went in would trigger the requirements for screening between a commercial and residential district.

Vice Chair Williams states that he agrees with Commissioner Peters, that it looks like this area is going to have more and more upcoming commercial development.

Chair Phillips comments that she also agrees and states that the Comprehensive Plan projected this area to be commercial 20 years ago and these recent developments are starting to show that forethought come into play.

Vice Chair Williams motions to approve the Map Amendment as presented, Commissioner Peters seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Peters
	Yes	Absent	Absent	Yes	Yes

Time: 15 minutes

- b. Receive public comment regarding a request from Progressive Development Corp., LLC on behalf of Outer Banks, LLC for a MAP AMENDMENT (MA24-11), to rezone property addressed as 1010 S. Husband Street from Two-Family Residential (RT) to Commercial Business (CB) district.

Jaqueline Porter, City Planner presents the item and asks if there are any questions for staff; none respond.

Chair Phillips invites the applicant's representative to present.

Mr. Stephen Gose, Gose & Associates, 113 E 8th Ave. comes to the podium:

- Is here on behalf of the applicant.
- Reiterates the reasons from the first item
- Mentions that with the redevelopment, the buildings and surroundings will all be brought up to city standards.

- Additionally, on similar projects the City requires them to make improvements to the adjoining alley as well, all the way up to the nearest street corner, so they would be improving the local infrastructure as well.

Commissioner Peters noted that he has seen that the home on this address is already off the foundation. Mr. Gose confirms the applicant likes to save the homes while redeveloping if he can, so there are probably plans for the home to go elsewhere.

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

Chair Phillips opens the public hearing. Chair Phillips 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.

Mr. Griffin Pivateau, 1104 S Husband, come to speak on the following:

- Would like to reiterate his previous sentiments.
- Requests that the commission consider pushing this inevitable development further towards City Hall where there is already more parking infrastructure in place.
- States that with the recent traffic and parking increase in this area, not only is it a hinderance to the residence but he does not believe emergency vehicles would be able to get through.

Chair Phillips closes the public hearing and asks staff to present find findings and alternative.

Ms. Porter presents findings and alternatives, which are:

Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. Commercial Business located in the vicinity to the north of the subject property across West 10th Avenue.
3. The Comprehensive Plan calls for commercial uses 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 Peters reiterates that this has the same challenges as the previous property, and although he has sympathy for the residents, the changes in the neighborhood have been planned for 20 years.

Chair Phillips comments about that there has been an increase in parking around these street corners and if a citizen sees obstructions, they should reach out to local authorities so that the violators can be ticketed or towed if they are blocking safe access for emergency vehicles; and mentions again that the City does have options for citizens to request that the City limit parking to one side of the street if a street becomes too narrow from continual use of on street parking.

Chair Phillips moves to approve the map amendment as presented, Vice Chair Williams seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Peters
	Yes	Absent	Absent	Yes	Yes

Time: 10 minutes

5. REPORTS FROM OFFICERS AND BOARDS:

- a. Review and approval of the Planning Commission 2025 meeting schedule.

Chair Phillips asks if there are any comments or concerns regarding the 2025 meeting schedule; none respond.

Commissioner Peters moves to accept the proposed schedule, Vice Chair Williams seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Peters
	Yes	Absent	Absent	Yes	Yes

Time: 1 minute

6. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Peters, seconded by Vice Chair Williams at approximately 5:57 PM on October 1, 2024. The next regularly scheduled meeting will be held Tuesday, October 15, 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 - Jana K. Phillips
Stillwater Planning Commission