

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF JUNE 25TH, 2024
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED June 20th, 2024 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Mark Prather, Vice-Chair
Mike Shanahan, Member
Riley Williams, Member
David Peters, Member

STAFF PRESENT

Ashlyn Garis, Assistant City Attorney
Jacquelyn Porter, City Planner
Diana Hood, Associate City Planner
Joshua Brown, Project Manager
Cindy Gibson, Administrative Services
Alexandria Maged, Administrative Assistant

MEMBERS ABSENT

Jana Phillips, Chair

Staff Absent

Vice-Chair Prather calls for a five (5) minute technical delay.

1. CALL MEETING TO ORDER.

Vice-Chair Prather called the meeting to order at 5:35 p.m.

2. MISCELLANEOUS ITEMS FROM PLANNING COMMISSION

- a. Introductions and welcome to new Planning Commissioner, Mr. David Peters.

3. GENERAL ORDERS

- a. Bancroft Design on behalf of Black Properties, LLC, WARRANT IN THE FORM BASE CODE (FBC24-01), consideration, discussion and possible action, including approval or denial of a warrant to allow construction of a single family home in the form based code area zoned T6 (Transect 6) at property addressed as 125 S. Duck Street.

Vice-Chair Prather introduces the item and asks staff to present.

Jacquelyn Porter, City Planner, presents staff report and asks the Commissioners if there are any questions.

Commissioner Shanahan asks if a Single-Family Residence really fits into highest density zoning. Ms. Porter responds no, so that is why they are requesting a warrant, which is similar to a specific use permit outside of the developmental corridor.

Vice-Chair Prather asks if there are any more questions for staff; none respond. Vice-Chair Prather asks the Applicant to come forward to present.

Mr. Aaron Fergeson, Bancroft design, 923 S Lowry, comes to speak on the following:

- They are looking to construct something similar to what is on the site right now.
- There is already a single-family home that has been grandfathered in and the developer is looking to tear it down and put a new one in its place with a small parking area.
- Although it is a single-family residence, it meets the other requirements for the area.
- The developer also owns the connecting property, and they already have easements drafted.

Vice-Chair Prather asks if there are questions from the commission; none respond.

Vice-Chair Prather opens the hearing to the public and asks if there is anyone that wishes to speak in for or against the item.

Mr. Lester Skinner of 121 S Duck, comments that they are the property next door and is at a lower elevation, and they are worried that the parking lot will cause problems with the water run-off.

Vice-Chair Prather request the applicant's representative back up to respond.

Mr. Ferguson states they have done a preliminary drainage study on water run-off, that the city has reviewed, and they are not anticipating any additional run-off; there is already an impervious area on the site, and they are not planning on adding additional impervious areas.

Vice-Chair Prather asks if the study is taking into consideration the parking area. Mr. Fergeson confirms and says that the City's engineering department has preliminarily reviewed it and did not bring up any concerns.

Ms. Porter returns to the stand to clarify that the reviews that have been done are preliminary reviews and they have not fully done the building reviews for this project; and the applicant will still need to submit full plans for extensive review but at the time there is no major red flags.

Vice-Chair Prather asks if that means the water runoff question is still open. Ms. Porter explains that the issue of water runoff will be ironed out by engineering before the final building permit is approved.

Mr. Lester Skinner, 121 S Duck, property next door, returns to the stand and shares the following:

- States that he does not believe the runoff will be unaffected as the current home, on the property in question that they are planning to tear down, has guttering that the former owners had to put in to divert the water run-off.
- The property that he owns had to implement curbs and flumes under the parking lot to mitigate the issue themselves.

Vice-Chair Prather closes the public hearing and invites staff back up.

Ms. Porter reiterates that the full building permit has not been submitted yet and so full drainage reviews will still be done. Once the full building permit is submitted the complainant can put in an open records request with engineering to verify that that the issues of the water runoff are addressed.

Ms. Porter asks if there are any other questions from the board.

Vice-Chair Prather confirms that there is a point in the process where the review will be done, and the complainant can get information on the progress of that. Ms. Porter confirms that they can reach out to City Engineering.

Vice-Chair Prather closes the public hearing and asks staff to present findings and alternatives.

Ms. Porter presents findings and alternatives.

Findings:

1. The Land Development Code allows a residential single-family use in the Transect 6 zone with a warrant
2. The Comprehensive Plan calls for Medium Density at the property's location.

Ms. Porter explains that the structure of the alternatives is the same as a specific use case but the form-based code does not go to City Council therefore the verbiages of the alternatives are slightly different, the planning commission is the final hearing body for the form based code.

Alternatives:

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

Vice-Chair Prather asks if there are any questions or discussion from the commission.

Commissioner Williams states the way he sees this, any of the drainage concerns will be addressed during the building permitting process, and this is just to allow the specific use at this location.

Commissioner Shanahan shares that he believes this should be tabled until the building permit process is completed.

Commissioner Williams speculates that the city won't start the building permit process until the commission approves it.

Vice-Chair Prather asks staff to clarify.

Ms. Porter states although they could submit it, it would be held until the warrant is approved; additionally, if the board deferred this item they would have to defer to a date certain.

Commissioner Shanahan shares that he does not like the process.

Commissioner Williams brings up that if they do accept this, they are acknowledging that during the building permit process they will get the drainage issues right and any issues can be brought up to engineering during that period. Ms. Porter agrees as it will need to meet all City standards.

Commissioner Shanahan asks if the process is sufficiently transparent and how will the complainants know this process or review is happening so they can contract engineering for updates.

Ms. Porter says the only people that will be notified of approval are the applicant and property owner, there is not a process of public notice for stages of building permits. Commissioner Shanahan says that does not sound like a lot of transparency.

Ms. Porter states they can put in an open records request for the information, but they do not notify adjacent property owners when permits are approved.

Vice-Chair Prather asks if the complainants can ask for that information at any time. Ms. Porter confirms that they can request this information at any time, they could call tomorrow to go over what the standards will be.

Commissioner Williams states that the question is, do we, the commission, think a single-family residence is an okay use of the property at this location and City staff will take care of the drainage issue from there.

Vice-Chair Prather says that's how he sees it as well.

Commissioner Williams moves to approve the Warrant as presented, Vice-Chair Prather seconds.

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

Time: 23 minutes

- b. Marilyn Shipman, MAP AMENDMENT (MA24-05), consideration, discussion and possible action, including recommending approval or denial to rezone properties addressed as 424 S. Husband and 212 W. 5th Avenue from Two-Family and Multi-Family Residential (RTM) to Commercial Business (CB) district.

Vice-Chair Prather introduces the item and asks for staff's report.

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

Vice-Chair Prather invites the applicant forward.

Ms. Marilyn Shipman, 3100 Markwell Ave., Bethany, Oklahoma, states that she inherited these properties and because of the properties proximity to downtown Stillwater, would like to rezone it commercial.

Commissioner Williams asks what her intended use is for these properties are. Ms. Shipman states she would like to sell them as a commercial lot.

Vice-Chair Prather asks if the commission has any questions, none respond. Vice-Chair Prather opens the hearing to the public and asks if anyone would like to speak in favor, none respond. Vice-Chair Prather asks if anyone would like to speak in opposition, none respond. Vice-Chair Prather closes the public hearing and invites staff to present findings and alternatives.

Ms. Hood presents findings and alternatives:

Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.

2. Commercial Business (CB) is located in the vicinity to the east and south of the subject properties.
3. The Comprehensive Plan calls for Commercial uses for the subject properties' 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.

Vice-Chair Prather asks if there is any questions or discussions among the commissioners.

Commissioner Williams shares that he doesn't know how he feels about rezoning a property without knowing what the proposed use is going to be.

Commissioner Shanahan makes the point that it is rather speculative at the time.

Vice-Chair Prather asks staff to bring up the findings again and points out that the Comprehensive Plan does call for commercial use in that area so he can see how, from a seller's standpoint, it would be deemed that the property would be more valuable as commercial use.

Commissioner Williams says that makes sense to him as well.

Vice-Chair Prather moved to approve the proposed map amendment as presented, Commissioner Williams seconds.

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

Time: 22 minutes

- c. OZSOL, LLC, MAP AMENDMENT (MA24-06), consideration, discussion and possible action, including recommending approval or denial to rezone properties currently addressed as 1302 W. Lakeview Rd Tract 1, 1412 W Lakeview Rd, 1424 W Lakeview Rd, 1508 W Lakeview Rd, and an unaddressed tract of land along West Lakeview Road from Small Lot Single Family Residential (RSS) to Commercial Shopping (CS).

Vice-Chair Prather introduces the item and asks for staff's report. .

Ms. Jacquelyn Porter, City Planner, presents staff's report and asks if there are any questions from staff.

Vice-Chair Prather asks her to clarify if the requested use, commercial shopping, is different from the comprehensive plan. Ms. Porter confirms that the proposed use is high density.

Vice-Chair Prather asked if there were any more questions from the commission, none respond. Vice-Chair Prather invites the applicant up.

Mr. Aaron Fergeson, Bancroft Design, 923 S Lowry, comes to speak on the following:

- The owner does not currently have any plans for this property.
- Does not think the owner is aware of the comprehensive plan.
- While the zoning to the west is residentially zoned, it is a church that was grandfathered into that zoning, and he does not foresee it turning back to residential as it is a long-established church.
- There is commercial to the west of the church and commercial shopping to the east of the university property. So even though the comp plan calls for high density residential there is still commercial surrounding this area.
- Because Lakeview is an arterial, they believe that commercial will be a good use for the property.

Vice-Chair Prather asks if there are any further questions from the commission; none respond. Vice-Chair Prather opens the hearing to the public and asks if there is anyone that wishes to speak in favor of this item; none respond. Vice-Chair Prather asks if there is anyone that wishes to speak in opposition of this item.

Mr. Fred Forbes, 1415 W Liberty, comes to speak on the following:

- Owns property north of the site.
- Concerned if it is zoned commercial it would impact the residential houses right behind it.
- He would like there to be a fence otherwise, he plans to protest/petition.

Vice-Chair Prather closes the hearing to the public and asks staff back up.

Ms. Porter explains that with all commercial properties abutting residential addresses the City requires that when they build, they have to put in screening.

Commissioner Shanahan asks what the land use zoning on the south side of Lakeview is across from the proposed property. Ms. Porter explains that it is the University's property and is not zoned.

Commissioner Shanahan asks if there is dirt work being done close by that has that come to the commission recently. Ms. Porter says not on this property but Airport Rd. to the north has.

Vice-Chair Prather says there is dirt work being done on Lakeview just a little bit further to the west. Ms. Porter concurs that there is a fuel station going there closer to Western.

Commissioner Shanahan asks if that's near the ball fields. Vice-Chair Prather says no, it is by the bus station, they are creating a new transit station.

Ms. Porter presents the findings and alternatives which are:

Findings:

1. The Land Development Code allows for rezoning of land via Map Amendments.
2. Commercial Shopping (CS) is located in the vicinity to the west and southeast of the subject properties.
3. The Comprehensive Plan calls for High Density Residential for the subject properties' 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.

Commissioner Williams shares that he does believe this would be a good use for the property, but he also feels for the residence in the neighborhood it backs up to; having their backyards go from a wooded area to commercial was probably not expected; however, this property is surrounded by commercial.

Vice-Chair Prather agrees with that, and wonders if there was a way to guarantee that the commercial businesses planned to be there would be similar to that of the church; it would be more low traffic but feels they can't guarantee that at this point; and also says that with the way this area has developed it would be difficult to put residential lots on this property.

Commissioner Williams agrees that it would be difficult to put residential lots on these sites, that is one of the reasons he thinks commercial would be better.

Ms. Porter clarifies that this is for Commercial Shopping not Commercial General so this is not the highest density Commercial, so things like Walmart could not go in that zoning district.

Commissioner Williams moves to accept the map amendment as presented, Commissioner Peters seconds.

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

Time: 19 minutes

- d. OZSO OZSOL LLC for a Map Amendment (MA24-07), consideration, discussion and possible action, including recommending approval or denial to rezone properties addressed as 1302 W Lakeview Rd Tract 2 and 2323 N Garfield St from Small Lot Single Family Residential (RSS) to Two-Family and Multi-Family Residential (RTM).

Vice-Chair Prather introduces the item and asks for staff's report.

Ms. Jacquelyn Porter presents staff's report and asks if there are any questions.

Vice-Chair Prather asks if this is adjacent to the last map amendment. Ms. Porter confirms.

Vice-Chair Prather invites the applicant forward.

Mr. Arron Fergeson, Bancroft Design, 923 S Lowry comes to speak on the following:

- Confirms that these properties are adjacent to the last map amendment, they are just on the other side of Garfield St.
- One of these properties actually has the same address as one of the properties they asked to be zoned commercial, the lot is split where one half is on the west side of Garfield and the other half is on the right side of Garfield.

- This map amendment would match the RTM zoning on the rest of Garfield St. and matches the comprehensive plan, so there are no substantial changes.
- The developer does not have any specific plans in mind for these, but did want these to match the surrounding zoning.

Vice-Chair Prather asks if there are any questions; none respond. Vice-Chair Prather opens the public hearing and asks if there is anyone that wishes to speak in favor of this item; none respond. Vice-Chair Prather asks if there is anyone that wishes to speak in opposition of this item; none respond.

Ms. Porter presents the findings and alternatives which are:

Findings:

1. The Land Development Code allows for the rezoning of land via Map Amendments.
2. Two-Family and Multi-Family District (RTM) zoning is located in the vicinity to the west of the subject properties.
3. The Comprehensive Plan calls for High Density Residential for the subject properties' 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.

Vice-Chair Prather shares that he thinks people would have less opposition to zoning the property RTM versus CS. Commissioner Williams agrees that this request matches what already exists there.

Commissioner Shannahan says it looks like this is going to be developing as a high-density corridor along this area either way.

Commissioner Williams moves to approve the Map Amendment as presented, Commissioner Peters seconds.

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

Time: 7 minutes

- e. SHORT TERM RENTAL (STR-0164), consideration, discussion and possible action, including recommendation approval or denial of an application for a Short Term Rental from Shannon Cotter for property addressed as 1126 N. Lincoln Street in the Single Family Large Lot Residential (RSL) district.

Vice-Chair Prather introduces the item and asks for staff's report..

Ms. Diana Hood presents staff's report and asks for any questions; none respond.

Vice-Chair Prather invites the applicant to present.

Mr. Brandon Cotter, owner of 1126 N Lincoln St, husband to the applicant states that they have met the City's requirement for application and feels that since there are many short-term rentals in this neighborhood they should get approved as well.

Commissioner Williams asks the applicant if they are based out of Guthrie. Mr. Cotter confirms.

Commissioner Williams asks who will be managing the property. Mr. Cotter states he and his wife would.

Commissioner Williams asks if they have anyone in town. Mr. Cotter responds yes, they have two people in town to help.

Commissioner Williams asks how many people they will be renting to. Mr. Cotter responds 6-8.

Commissioner Williams asks if they have sufficient parking. Mr. Cotter states they do.

Vice-Chair Prather asks if they have other properties in town. Mr. Cotter states they don't, but they have other people in town to help.

Commissioner Williams asks if they have any restrictions on night stays or parties. Mr. Cotter states they don't have it listed now but would say no parties.

Commissioner Peters asks the applicant if he knows how many other STR properties are in the neighborhood. Mr. Cotter says two or three in the immediate vicinity.

Vice-Chair Prather asks how they will be renting it. Mr. Cotter says Air BnB, VBRO or something similar.

Vice-Chair Prather comments that some things that make neighbors more favorable to having STR's is having minimum night stays and requiring a minimum distance the renter can be coming from to prevent people throwing parties. Mr. Cotter agrees.

Vice-Chair Prather asks if there are any questions for the applicant; none respond. Vice-Chair Prather opens the public hearing and asks if there is anyone that wishes to speak in favor of this item; none respond. Vice-Chair Prather asks if there is anyone that wishes to speak in opposition of this item.

Mr. Chris Reding, 1226 N Lincoln, 4 houses away from the proposed property, comes to speak on the following:

- Says that the neighborhood was a mixed family neighborhood surrounded by schools.
- Used to not have to worry much about parking, was a great family neighborhood.
- When the stadium was built it started to change the neighborhood since it was so close, people were buying these houses that don't live there so many of these houses sit abandoned except for when people come to party.
- This used to be a neighborhood where you could let your kids walk down the street and knew the neighbors.
- Is conflicted because he believes in a person rights and being about to do what you want with your property, but he urges the Planning Commission to look at how much this neighborhood is changing.
- Although their property has grown in value, he misses the neighborhood feel.

Vice-Chair Prather asks if there are any questions for Mr. Reding; none respond. Vice-Chair Prather closes the public hearing and asks for alternatives.

Ms. Hood advises the commission know that there is also a letter in their packet from another citizen that could not be here but wanted to voice their concerns on this item.

Ms. Hood presents the alternatives, which are:

Alternatives:

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

Vice-Chair Prather asks for discussion.

Commissioner Williams states that the applicant stated they have not done anything on Airbnb yet, but the letter shows an Airbnb listing for the house.

Vice-Chair Prather requests the applicant back to address this. Mr. Cotter states they had posted it before they were aware a permit was required, however, when they found out they pulled it down and started this process.

Vice-Chair Prather says that's certainly not the first time that's happened.

Commissioner Peters shares that he grew up in this neighborhood at the corner of Graham and Lincoln and it was known as a family neighborhood but there are no sidewalks so if there is a density issue that could affect walking safety.

Commissioner Williams explains that the city has not given them guidelines and it is up to their discretion.

Commissioner Williams and Commissioner Shanahan share that they have been asking for guidance on STR's for 1-2 years now and it has been frustrating.

Commissioner Williams shares that he understands this neighborhood as so many come forward and keep voicing their concerns; and also understands the applicant's point of view, that they want a fair hearing like everyone else got and these investors do add value to the property. Commissioner Williams wants to know how many short term rentals in a neighborhood should be considered enough.

Vice-Chair Prather concurs.

Commissioner Williams suggests that this will be the last one.

Mrs. Kim Payne, Assistant City Attorney reiterates that the subject has been referred to the City Manager's Office for review

Commissioner Shanahan says they have heard that again and again.

Commissioner Williams says they're not pointing fingers at any person, but they don't know how to move forward with STR's.

Vice-Chair Prather states on a pragmatic side things change and with this neighborhood's location in proximity to the university residents must decide whether they are going to continue to stay or if the change is too much for them.

Commissioner Shanahan said although that is true, the Westwood neighborhood was able to get together with the City and implement an overlay district; that was suggested to this neighborhood early on; unsure of their options at this point; and if the planning commission can say no more STRs in this neighborhood.

Ms. Payne advised they can table to a date certain for this issue if they would like some more information.

Ms. Porter comes back to advise that they can table it but the decision for this one will have to be based on the current criteria.

Commissioner Williams responds that he's aware but comments that one of the current criteria for approval is how it affects the character of a neighborhood; asks if they could make a public statement that after this one, they are considering the character of the neighborhood changed and will not accept any more STRs.

Ms. Payne advises that sounds like it might run along the lines of a moratorium.

Ms. Porter confirms that moratoriums are not allowed as a blanket statement from the Commission but they could consider the change in the neighborhood in their decision.

Vice-Chair Prather states he wants to consider both the current neighbors and the property owners rights; and considering the character of a neighborhood is valid but they also need to give weight to personal rights.

Commissioner Williams states he believes the character of a neighborhood is changing but since they can't stop that tonight and based upon the current criteria, will support the request.

Commissioner Williams moves to approve the STR as presented, Commissioner Peters seconds.

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

Time: 23 minutes

- f. SHORT TERM RENTAL (STR-0165), consideration, discussion and possible action, including recommendation approval or denial of an application for a Short-Term Rental from Justin & Cari Bohannon for property addressed as 1603 S. Berkshire Drive in the Single Family Small Lot Residential (RSS) district.

Vice-Chair Prather introduces the item and asks for staff's report.

Ms. Diana Hood presents staff's report and asks the commissioners if they have any questions; none respond,

Vice-Chair Prather asks the applicant to come forward.

Ms. Cari Bohannon, 1013 Cedar Springs Drive Claremore OK, comes to speak on the following:

- This would be their second Air BnB in Stillwater, the other one is in Brookhollow.
- The other one is listed on Air BnB, and they have rules of no parties, two-night minimums .
- For this one, about half of the surrounding properties are not owner occupied.
- This one was a rental when they bought it, it was rented to 4 college kids.
- They felt making it an Air BnB would mean it has less parties since they can enforce the no parties and nighttime hours.
- They have parking for 6 cars at the house.

Vice-Chair Prather asks if they have had to take any action to enforce the rules on the other property. Ms. Bohannon responds they have not, and they also have someone in town who checks on the properties before and after the people arrive and her daughter also lives here in Stillwater.

Vice-Chair Prather asks who her typical renters are. Mrs. Bohannon says typically families, she makes it where she has to approve their stay, it is not an automatic approval so she can look at the reviews of people renting.

Vice-Chair Prather asks what her occupancy rate is. Mrs. Bohannon says this house is a four bedroom so 8 people max.

Vice-Chair Prather clarifies he meant what percentage of the month/year is it rented. Mrs. Bohannon says it's also 8 people and it's not rented very often, a few they have 4-5 nights a month.

Vice-Chair Prather opens the hearing to the public and asks if there is anyone that wishes to speak in favor of this item; none respond. Vice-Chair Prather asks if there is anyone that wishes to speak in opposition of this item; none respond.

Vice-Chair Prather closes the public hearing and invites staff back up to present alternatives.

Ms. Hood presents the alternatives which are:

Alternatives:

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

Commissioner Williams says, echoing same thoughts from the last one, they don't see anywhere near as many for this neighborhood and it is already a rental neighborhood which seems a better fit for STR's.

Vice-Chair Prather says there's also no one here to oppose it.

Commissioner Williams says they did receive letters opposing it.

Commissioner Peters says there is always going to be concern with transition and it will continue until they get some guidance.

Commissioner Williams moves to approve the STR as presented Commissioner Peters seconds.

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

Time: 8 minutes

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

- a. Minutes for May 7th Meeting.

Vice-Chair Prather asks if there are any changes and/or corrections; none respond.

Commissioner Shanahan moves to approve the minutes as presented, Commissioner Williams seconds .

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

Time: 1 minute

- b. Minutes for June 4th Meeting.

Vice-Chair Prather asks if there are any changes and/or corrections; none respond

Commissioner Williams moves to approve the minutes as presented, Commissioner Shanahan seconds .

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

Time: 1 minute

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

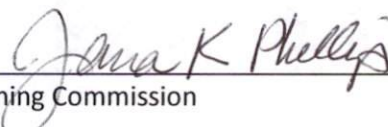
- a. Next Regular Meeting is July 9th, 2024

6. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Williams, seconded by Commissioner Peters at approximately 7:56 PM on June 25th, 2024. The next regularly scheduled meeting will be held Tuesday, July 9th 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