

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF APRIL 1, 2025
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED March 28, 2025 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

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

MEMBERS ABSENT

Jana Phillips, Chair

STAFF PRESENT

Ashlyn Garis, Assistant City Attorney
David Barth, Development Services Director
Joshua Brown, Development Coordinator
Alexandria Maged, Administrative Assistant

Staff Absent

1. CALL MEETING TO ORDER.

Vice Chair Williams calls the meeting to order at 5:30pm

2. PUBLIC HEARING

- a. Receive public comment on a Preliminary Plat named Greenheart Place, formerly known as Quail Meadows, creating 47 residential lots and one (1) outlot in the Small Lot Single-Family Residential (RSS) district with a Planned Unit Development (PUD) overlay.

Joshua Brown, Development Coordinator, presents staff's report and outlines:

- This preliminary plat was initially approved in June of 2022;
- Was extended by the Planning Commission in June of 2024;
- A revised preliminary plat was considered by the Planning Commission on January 7, 2025, where it was conditionally approved; and
- A revised preliminary plat has been submitted to address the conditions of the approval.

Mr. Brown asks if there are any questions for staff; none respond.

Vice Chair Williams invites the representative to come forward.

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

- Advises that changes were made to address the Planning Commission concerns from January;
- The two lots in the southeast corner that were located on top of the plugged oil well have been relocated to the end of the cul-de sac;
- The one lot remains in the southeast corner, but it is not affected by the oil well; and
- The concerns about easements have also been resolved.

Commissioner Prather clarifies that lots 5 and 6 are new compared to last time. Mr. Ferguson confirms.

Commissioner Prather clarifies that there were previously 8 lots around the cul-de-sac and now there are 10.

Mr. Furguson confirms and states that originally lots 5 and 6 were part of outlot A but the detention has been reshaped to accommodate moving the two lots.

Vice Chair Williams states that this takes care of his previous concerns.

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

Vice Chair Williams closes the public hearing and asks for findings and alternatives.

Mr. Brown presents the findings and alternatives, which are:

Findings:

1. The proposed preliminary plat meets the subdivision and zoning requirements.
2. The C3 Plan recommends High Density Residential uses at this location.

Alternatives:

1. Accept findings and approve the proposed preliminary plat as presented.
2. Approve the proposed preliminary plat with conditions, noting what conditions should be met for the approval of the final plat.
3. Reject findings and deny the proposed preliminary plat as presented.
4. 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.

Mr. Brown states that staff's recommendation is accept alternative #1.

Vice Chair Williams asks for discussion from the commission.

Commissioner Prather says it does not seem like there are any remaining open issues from the last hearing. Vice Chair Williams agrees that it seems the applicant has taken care of the issues previously brought forward.

Commissioner Shanahan motions to accept findings and approve the preliminary plat as presented; Commissioner Prather seconds.

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

Time: 8 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION:

- a. Regular meeting summary of January 7th, 2025.

Commissioner Peters moves to accept the minutes as presented; Commissioner Shanahan seconds the motion.

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

Time: 2 minutes

- b. Regular meeting summary of January 28th, 2025.

Commissioner Shanahan moves to accept the minutes as presented; Commissioner Peters seconds the motion.

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

Time: 1 minute

- c. Regular meeting summary of March 25th, 2025.

Commissioner Shanahan moves to accept the minutes as presented; Commissioner Prather seconds the motion.

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

Time: 2 minutes

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

- a. Next Planning Commission Meeting is April 15th, 2025.

2. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Shanahan, seconded by Commissioner Peters at approximately 5:43 PM on April 1, 2025, and the next regularly scheduled meeting will be held Tuesday, April 15, 2025 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

Approved by - 
Stillwater Planning Commission