

**STILLWATER PLANNING COMMISSION SUMMARY  
REGULAR MEETING OF JUNE 24<sup>TH</sup>, 2025  
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING  
LAW, THE AGENDA WAS POSTED June 20<sup>th</sup> 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

Kim Payne, Assistant City Attorney  
David Barth, Development Services Director  
Henry Bibelheimer, Senior City Planner  
Joshua Brown, Development Coordinator  
Alexandria Holle-Maged, Administrative Assistant

Staff Absent

1. CALL MEETING TO ORDER.

Vice Chair Williams called the meeting to order at 5:30 p.m.

2. PUBLIC HEARING

- a. Receive public comment regarding a request for a Preliminary Plat (SUB25-05) in the Public (P) zoning district at property addressed as 410 W. Franklin Ave

Vice Chair Williams Introduces the item and invites staff up to present.

Mr. Henry Bibelheimer, Senior Planner, present staff report; the site is zoned Public and includes residential uses to the east and south, a stadium to the south, and commercial areas to the west; the plat divides the site into Lot 1 (new high school), Lot 2 (virtual academy), and Outlots A & B (for Kameoka Trail, drainage, and utilities); and the preliminary plat includes dedication of new easements to replace outdated and unclear Mrs. Payne descriptions.

Mr. Bibelheimer asks if there are any questions; none respond.

Vice-Chair Williams asks for the applicant or their representative to come speak.

Mrs. Katie Purdy with Gose and Associates at 113 E. 8th Ave., comes to the podium and states:

- Representing Stillwater Public Schools, explained
- Lot 1 is for the new high school and Lot 2 is the virtual academy.
- Outlots A and B are to accommodate floodplain, utilities, and Kameoka Trail access.
- This plat will be vacating old easements and dedicating new ones which was necessary due to undefinable Mrs. Payne descriptions.

Commissioner Shanahan asks about which lots the Virtual Academy will be on. Mrs. Purdy reiterates that lot 2 is the only lot for the Virtual Academy as Lot 3 will be for drainage and Kameoka Trail.

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

Ms. Ruth Anne Lloyd, 18901 Chisum Rd., comes to speak on the following:

- Owner of 2000 & 2012 N. Boomer Rd
- 2012 N Boomer has been a liquor store since the 1970's, 2000 N Boomer has a newer restaurant
- Express concerned this plat and it's location may affect both locations compliance with state liquor laws, due to proximity to the school.
- Requested clarification or consideration for grandfathering existing liquor license.

Mrs. Kim Payne, Assistant City Attorney clarifies this is a matter under the jurisdiction of the Oklahoma ABLE Commission, and the City would not be able to grant exceptions.

Vice-Chair Williams asks if there are any further questions; none respond. Vice-Chair Williams closes the public hearing and asks for staff findings and alternatives.

Mr. Bibelheimer returns and presents staff findings and alternatives, which are:

**Findings:**

1. The proposed preliminary plat meets the subdivision and zoning requirements.
2. The C3 Plan recommends Public uses at this location.
3. The proposed density is in alignment with the Public zoning requirements.

**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.

Staff recommends approval of the preliminary plat as presented.

Vice-Chair Williams asks if there is any further discussion; none respond.

**Commissioner Prather moved to accept the preliminary plat as presented, Commissioner Peters seconds.**

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

*Time: 9 minutes*

- b. Receive public comment regarding a request for a Map Amendment (MA25-04) to rezone property addressed as 320 S. Walnut Street from Small Lot Single-Family Residential (RSS) to Two-Family Residential (RT)

Staff and applicant request to table this item until the July 8<sup>th</sup>, 2025 meeting.

**Commissioner Peters moved to table the item to July 8th 2025, Commissioner Shanahan seconds.**

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

*Time: 1 minute*

- c. Receive public comment regarding a request for a Specific Use Permit (SUP25-03) for property addressed as 320 S. Walnut Street to allow townhomes in the Two-Family Residential (RT) district.

Staff and applicant request to table this item until the July 8<sup>th</sup>, 2025 meeting.

**Commissioner Peters moved to table the item to July 8th 2025, Commissioner Shanahan Seconds.**

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

*Time: 1 minute*

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION:

- a. Regular meeting summary of May 20th, 2025.

**Commissioner Peters moved to approve the minutes as presented, Commissioner Prather seconds.**

| Roll Call: | Phillips | Williams | Prather | Shanahan | Peters |
|------------|----------|----------|---------|----------|--------|
|            | Absent   | Yes      | Yes     | Abstain  | yes    |

*Time: 1 minute*

- b. Regular meeting summary of June 3rd, 2025.

**Vice Chair Williams moves to approve the minutes as presented, Commissioner Peters seconds.**

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

*Time: 1 minute*

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

- a. Next Regular Meeting is July 8th 2025

5. 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 June 24th, 2025. The next regularly scheduled meeting will be held Tuesday, July 8th 2025 at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 South Lewis Street.

Prepared by – Alexandria Holle-Maged, Administrative Assistant  
Reviewed by – Cindy Gibson, Administrative Services Manager

Approved by - \_\_\_\_\_  
Stillwater Planning Commission

