

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF JULY 15TH, 2025
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED July 10th, 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

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

MEMBERS ABSENT

Jana Phillips, Chair

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 Map Amendment (MA25-05) to rezone from Small Lot Single-Family Residential (RSS) and Agriculture (A) to Agriculture (A) property addressed as 624 W. 22nd Avenue.

Mr. Henry Bibelheimer, Senior Planner, presents staff report and discusses the following points:

- The property is currently split-zoned: the northern portion is Agriculture, and the southern portion (fronting 22nd Ave.) is RSS.
- The applicant wishes to rezone the RSS portion to Agriculture to construct a barn/accessory structure.
- A barn as a standalone structure is not permitted in RSS zoning without a primary residential structure.
- The property is surrounded by floodplain on most sides, and the applicant seeks to place the barn on higher ground outside the flood zone.
- The Future Land Use Map (FLUM) designates the area for Agricultural or Low-Density Residential use.

Vice-Chair Williams asks for clarification that only the southern portion is RSS and would be subject to the zoning change; Mr. Bibelheimer confirms.

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

Mr. Scott Larson, 621 W. 22nd Avenue, comes to speak on the following:

- Stated he had owned the property for a couple of years and made improvements to the neglected land.
- Doesn't want to place a building in the 100 year flood zone.

- Does not intend to build a home there but would like to place a barn for storage of a tractor and collector vehicles.
- Enjoys the property and believes it would enhance the property.

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

Mr. Bibelheimer returns to the podium and presents findings and alternatives, which are:

Findings:

1. The Land Development Code allows for the rezoning of land via Map Amendments.
2. A is located in the vicinity to the west, north, and east of the property which also has A zoning on it already.
3. The applicant's desire to build a barn now before a residential structure is only allowed in the A zoning district.

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.

Staff recommends Alternative 1.

Vice-Chair Williams asks for Planning Commission discussion. Commissioners expressed consensus that the request was straightforward and reasonable.

Commissioner Prather moves to approve map amendment as presented Commissioner Shanahan seconds

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

Time: 6 minutes

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

- a. Next Regular Meeting is August 5th 2025

2. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Peters, seconded by Commissioner Shanahan at approximately 5:38 PM on July 15th, 2025. The next regularly scheduled meeting will be held Tuesday, August 5th 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