

PLANNING COMMISSION MEETING AGENDA

OCTOBER 21, 2025



723 S. Lewis Street, Room 1122

Stillwater, OK 74074

5:30 PM

Chair Jana Phillips, Vice-Chair Riley Williams, Commissioner Mike Shanahan, Commissioner Mark Prather, and Commissioner David Peters.

NOTE: Members of the Planning Commission and City Staff will gather prior to the regular meeting in Room 1121 beginning at 5:00 PM. No Planning Commission business will be discussed or otherwise acted upon at this time. This is not a closed session, and members of the public and press are welcome to attend.

1. Call Meeting to Order

2. General Orders

The commission will hear a staff presentation and take action including a vote or series of votes on each item listed as presented or as amended or revised by members of the commission unless the agenda entry specifically states no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the commission.

a.	Request for a Waiver to the Subdivision Requirements, (SEPC25-01) , consideration, discussion, and possible action to approve or deny a subdivision exception to Chapter 23, Section 23-356(d); specifically for a waiver to the sidewalk requirements at property addressed as 5823 N. Perkins Road.	Henry Bibelheimer
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3. Public Hearing

The Planning Commission will hear public comments, discuss, and take action including a vote or series of votes on each item listed as presented or as amended by the Planning Commission unless the agenda entry specifically states that no action will be taken.

a.	Receive public comment regarding a request for a Form-Based Code Warrant (FBC25-02) to allow a duplex in the Transcent 5 (T5) zoning district at property addressed as 230 N. Duncan Street.	Henry Bibelheimer
b.	Receive public comment regarding a request for a Map Amendment (MA25-11) to rezone property addressed as 214 S. Cleveland Street from Multi-Family Intermediate (RMI) to Multi-Family Urban (RMU). <i>(Applicant withdraws request.)</i>	Henry Bibelheimer
c.	Receive public comment for a Preliminary Plat (SUB25-13) in the Small Lot Single-Family Residential (RSS) district at property addressed as 2002 E. McElroy Road.	Henry Bibelheimer

4. Meeting Summary for Review and Possible Action

a.	Regular meeting summary of October 7, 2025.
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5. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

a.	Review and discussion regarding approval of the Planning Commission 2026 meeting schedule.
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b.	Next regular meeting is November 4, 2025.
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6. Adjourn

On _____ at _____, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The Planning Commission may take action, including a vote or series of votes on all items listed on the agenda, unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Community Development Desk at least 48 hours prior to the meeting by calling 405.742.8220.

- Meetings are televised on AT&T U-verse channel 99 and Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the Office of Community Development.

Date of Meeting: September 16, 2025

Subject: Special Exception to alleviate sidewalk requirements for single family residences.

Purpose of Report: The applicant requests review and approval of a special exception to alleviate the sidewalk requirement of a six-foot sidewalk along the frontage of their property.

Background: Staff received an application for a new single-family residence at 5823 N Perkins Road at the beginning of August. During the review staff commented that per Sec. 23-356(d) of the Land Development Code a 6ft. sidewalk is required along the 328.75 ft frontage of the property. This would be approximately 220 square yards of sidewalk, which could cost between \$20,000 and \$30,000 to construct.

Sec. 23-64(b) of the Land Development Code states that if a single-family residence is proposed on an unplatted tract larger than 2.5 acres, the Planning Commission may waive any or all of the subdivision requirements it may deem necessary to avoid substantial hardship or inequity.

Application Processing Information:

Applicant/Owner – Alan and Cathy Kindt

Processing Track:

Submittal Date – August 27, 2025

Planning Commission – September 9, 2025

Project/Site Design Data/Details:

Zoning –Small Lot Single-Family Residential District, Sec. 23-137

Existing Use –Vacant land

Proposed Use – Single-Family Residence

Lot – 10 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has access to North Perkins Road.
- Transit Facilities/Bike Lanes or Trails/Sidewalk. There isn't an OSU bus route that runs this far north. Sidewalks are currently located along Perkins Road to the west in The Canyons subdivision.
- Water Service: City water service is not currently available.
- Sanitary Sewer Service: City sewer service is not currently available.
- Electric: Electric is not currently available for the site.

Applicable City Plans/Policies:

The C³ Plan: Commercial and High-Density Residential (Page 10-8) is indicated on the Future Land Use Plan.

Findings:

1. City code states that any new development is required to build sidewalks when located on an arterial street.
2. Perkins Road at this location is categorized as a minor arterial street.
3. There is currently a sidewalk along Perkins Road to the west.
4. The C3 Plan recommends high density uses at this location.

Alternatives:

1. Accept findings and approve the special exception request as presented.
2. Reject findings and deny the special exception request as presented.
3. 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's Recommendation:

- Approve the special exception request as presented.

Prepared by:

Josh Brown, Development Coordinator

Reviewed by:

Henry Bibelheimer, Senior Planner
David Barth, Development Services Director

Date of Preparation:

August 27, 2025

Attachments:

Application with Letter to the Planning Commission

Map Designation:

NE

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REVIEW/ACTION

ZONING:

_____ Map Amendment
_____ Planned Unit Development
_____ Preliminary
_____ Final
_____ Subdivision
_____ Amendment
_____ Specific Use Permit
_____ Annexation

SITE PLANS:

__XX__ Minor Amendment
_____ Final Drill Site Development

SUBDIVISION:

_____ Commercial Minor Subdivision
_____ Minor Subdivision &/Or Lot
_____ Combination
_____ Preliminary Plat
_____ Final Plat

OTHER:

_____ Closing
_____ Improvement Plans
_____ Drainage Plans/Study
_____ Drilling Permit
_____ Encroachment Agreement

COMMERCIAL USE-BY-RIGHT: Complete a Commercial Building Permit Application **AND** Commercial Use-By-Right Checklist

Title of Subdivision/Plan/Use: Re: SER25-0068, 5823 N Perkins Rd,
Owner(s) of Property: Alan & Cathy Kindt
Owner(s) Address: 1409 N Arrington Ct Stillwater, OK 74075
Owner(s) Phone/Fax/Email: (580) 695-1605
Applicant/Developer of Property: Self developed - Single family home
Applicant/Developer Address: _____
Applicant/Developer Phone/Fax/Email: _____
Design Engineer address/phone/fax/email & Registration No.: _____

Surveyor address/phone/fax/email & Registration No.: _____

Address or Description of Property to be Subdivided/Developed: 5823 N. Perkins Rd. Stillwater, OK 74075

Original Tract Deed Book and Page Number: Book 2670, Page 292
Number of Acres in Development: 10 acres
Number of Lots Created: N/A
Current Zoning/Requested Zoning: Residential
Reason for zoning request/use permit/map amendment (describe project): Develop area for a single family home.

This application must be accompanied by the appropriate checklist for the type of item being submitted for review. This application must be completed, signed, and dated by the Applicant and Owner(s).

We do hereby certify that the information provided herein is both complete and accurate to the best of our knowledge, and we understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Cathy Kindt 8/26/2025
Applicant/Preparer Date

C. Kindt 8-26-25
Applicant/Preparer Date

Owner/Agent (with documentation) Date

Owner/Agent (with documentation) Date

For City of Stillwater Use Only: CASE NO#: _____

Submission Date: _____

August 26, 2025

Re: SFR25-0068, 5823 N Perkins Rd.,

Attention Stillwater Planning Commission,

Pursuant to Sec. 23-356(d), we are required to provide plans to place a 6ft sidewalk in front of our property located at 5823 N. Perkins Rd., Stillwater, OK 74075. This is an undeveloped area for a sidewalk component. This area is a 10 acre tract that will be used as a single family development. Due to the structure and size of the lot, this will create a hardship if the sidewalk is required.

We are requesting this requirement be alleviated by the Stillwater Planning Commission.

Please feel free to contact me with any questions or concerns.

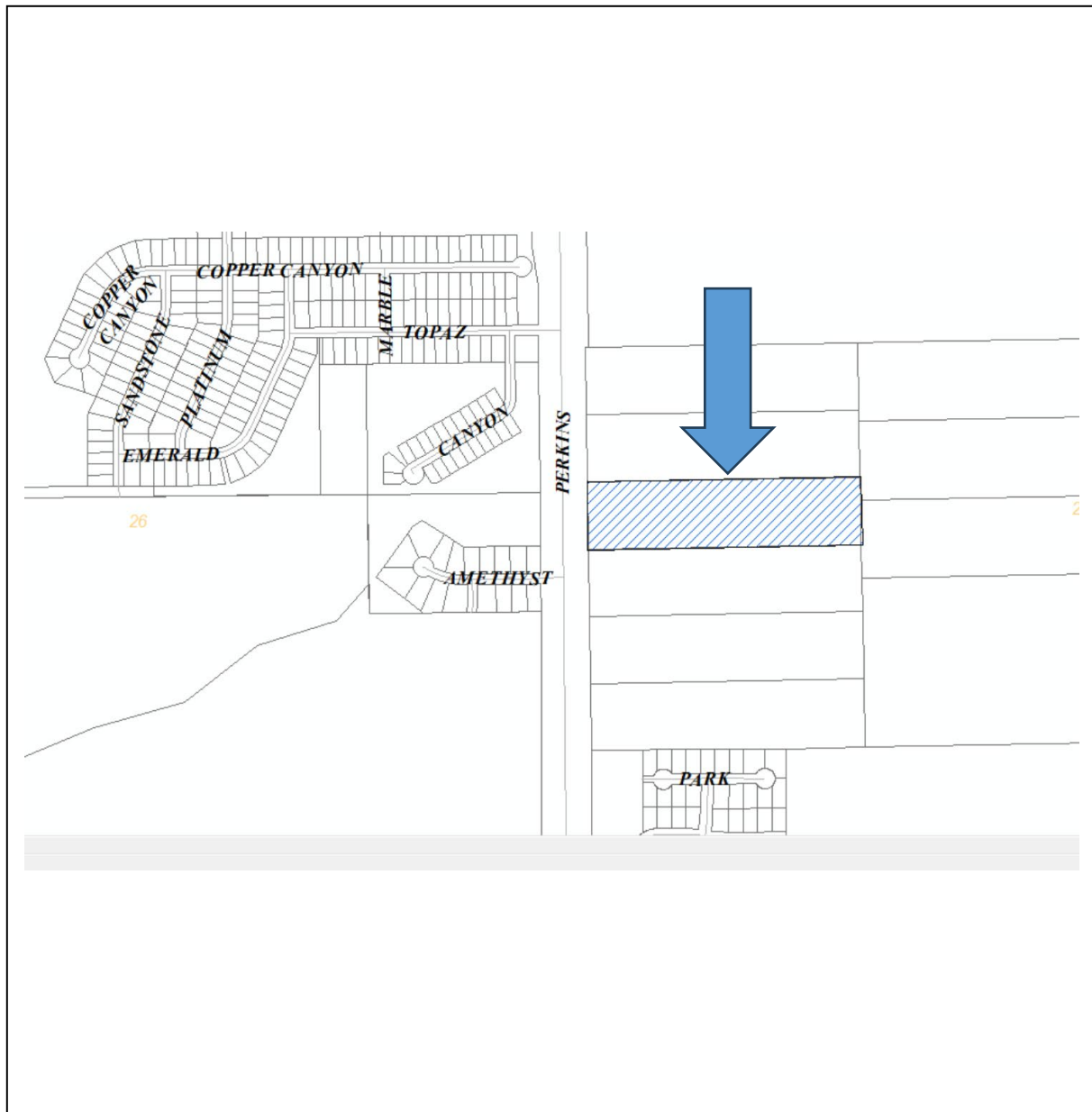
Sincerely,

A handwritten signature in black ink, appearing to be 'C. Kindt', with a long horizontal line extending to the right.

Cathy Kindt

Cell # (580) 695-1605

cathykindtaprn@gmail.com



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: SEPC25-01
Request: Sp. Exception to Planning Commission to Ch. 23, Sec. 23-356.d for sidewalk requirements
Address: 5823 N. Perkins Road

Date of Meeting: October 21, 2025

Subject: Form Base Code Warrant: 230 N. Duncan Street

Purpose of Report: The applicant, 401 Harris, LLC, is requesting the review and approval of a warrant to allow the construction of a duplex in Transect 5 Urban Center (T5) as part of the Form Base Code in the Corridor Redevelopment Area at the property addressed as 230 North Duncan Street.

Background: 401 Harris, LLC, is requesting a warrant to construct a two-story duplex in the Form Base Code Transect 5 (T5). The intended design framework for the T5 zone is to have ground floor commercial, office, and residential uses in that area. Form Base Codes intended uses are to regulate heights, building materials, building orientation, etc. to encourage public realm appeal without regulating the specific locations for uses. T5 zone calls for a high density of buildings and residential structures.

The subject property is approximately 8,407 square feet. The proposed two-story building will cover 2048 square feet of the lot with two garage parking spaces, and two additional outdoor spaces in the drive for each unit.

Application Processing Information:

Owner/Applicant – 401 Harris, LLC

Notice – Letters mailed to property owners within 300 feet and notice in the NewsPress

Processing Track:

Submittal Date – September 3, 2025

Planning Commission – October 21, 2025

Project/Site Design Data/Details:

Zoning – Transect 5 (T5), Appendix I, Article III, Section 3.7.9

Existing Use – Single Family

Proposed Use – Two-story two-family structure

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access off of North Duncan Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are currently available on the east side of Duncan Street. OSU Transit Services – There aren't any OSU bus routes that run nearby as this property is nearly adjacent to campus.
- Electric: City electric is available

Applicable City Plans/Policies:

The Future Land Use Map within the Comprehensive Plan further breaks down and identifies Corridor Redevelopment Area and the desired land use for this subject property is Medium Density (MAP 18, 8-5).

Findings:

1. The Land Development Code allows a residential two-family use in the Transect 5 zone with a warrant.
2. The Comprehensive Plan calls for Medium Density at the property's location.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed warrant as presented.
2. Find that the warrant 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 request.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Staff's Recommendation:

- Approve the warrant request to construct a duplex at 230 N. Duncan Street.

Prepared by:

Josh Brown, Development Coordinator
Rachel Bernish, Asst. City Manager
Cindy Gibson, Admin. Services Manager

Date of Preparation:

October 15, 2025

Attachments:

Area Map, Application, Warrant Letter, Site Plan, House Plans
NW

Map Designation:



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: FBC25-02

Request: Form Based Code Warrant to allow a duplex in the Transcent 5 Urban Center (T5) in the Corridor Redevelopment Area

Address: 230 N. Duncan Street

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REVIEW/ACTION IN THE FORM-BASED CODE AREA

Application Request:

☐ Alternative Compliance
☒ Warrant

NOTE: COMMERCIAL USE-BY-RIGHT (CUBR) and Minor Site Plan Amendments are required for all development within this special overlay district.

Owner(s) of Property: 401 Harris, LLC
Owner(s) Address: 22047 Lutheran Church Rd. Tomball, TX 77377
Owner(s) Phone: 281-734-6630
Owner(s) Email: Keith@Produnk.com
Applicant/Developer of Property: Same as above
Applicant/Developer Address: _____
Applicant/Developer Phone/Fax: _____
Applicant/Developer Email: _____
Design Engineer address/phone: Bancraft Design / 923 S. Larry St, Stillwater, OK
405-743-3355
Design Engineer email: eferguson@bancraft-design.com
Surveyor address/phone and email: Same as above

Address or Description of Property to be Developed: 230 N. Duncan
Stillwater, OK

Original Tract Deed Book and Page Number: Book 2871 Page 786

Reason for Alternative Compliance or Warrant request:

building a duplex in the T5 district

This application must be accompanied by the appropriate checklist for the type of item being submitted for review. This application must be completed, signed, and dated by the Applicant and Owner(s).

We do hereby certify that the information provided herein is both complete and accurate to the best of our knowledge, and we understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Carol Jensen 9/3/25
Applicant/Preparer Date

Keith Tate 8-27-25
Owner/Agent (with documentation) Date

Applicant/Preparer Date

Spil Tate 8-27-25
Owner/Agent (with documentation) Date

For City of Stillwater Use Only:

CASE NO#: _____

Submission Date: _____

Processing Tract: IRC _____, PC _____

Approval Date: _____

Fees: _____, Number of Copies: _____

City of Stillwater
Alternative Compliances/Warrants
Chapter 23, Article 25 & Appendix I

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

Because the uses/issues identified as requiring alternative compliance or warrants are less consistent with the intent of the development guidelines of Form-Based Code and the Redevelopment Corridor such issues shall be evaluated based upon their ability to be located in the Redevelopment Corridor. This **CHECKLIST** identifies the items needed. All items indicated as **SUCH** are required for the submittal to be considered complete.

APPLICANT	REQUIREMENTS	CITY
	For Alternative Compliance and Warrant Applications	
✓	COMPLETED APPLICATION FORM AND CHECKLIST	JB
✓	APPLICATION FEE: \$125.00	
✓	TYPED LEGAL DESCRIPTION EMAILED TO DIGITALS@STILLWATER.ORG	JB
N/A	COPY OF EXISTING OR PROPOSED RESTRICTIVE COVENANTS (IF APPLICABLE)	N/A
✓	Letter stating City's Code Section pertaining to request and explanation of scope of project.	JB
	ALTERNATIVE COMPLIANCE REQUIREMENTS (AS WELL AS THOSE ABOVE)	
✓	BUILDING ELEVATION DRAWINGS AND CONSTRUCTION MATERIALS WHEN REQUESTING ALTERNATIVE COMPLIANCE TO DESIGN STANDARDS (PROVIDE DRAWINGS OF: 1) DESIGN IF IN COMPLIANCE WITH ESTABLISHED; 2) DESIGNED WITH REQUESTED ALTERNATIVE COMPLIANCE.	JB
✓	LIST OF MATERIALS (IF REQUESTING NON-COMPLIANCE MATERIALS)	
✓	2 COPIES OF FULL-SIZED SITE PLANS, 1 (8.5x11) COPY, AND ONE DIGITAL SUBMISSION EMAILED TO DIGITALS@STILLWATER.ORG shall show the following:	JB
✓	a. Dimensions of the site, including easements and rights-of-way, and location with respect to streets and adjacent properties;	
✓	b. Dimension of buildings and location with respect to property boundaries;	
✓	c. Location and type of existing and proposed outdoor features such as signs, fences, landscaping, or outdoor light fixtures;	
✓	d. Location, arrangement, and dimensions of off-street parking and loading spaces and access drives;	
✓	e. Any other physical features or characteristics which may be unique to the property or particular use proposed;	
✓	f. Location of existing and proposed public utilities	

Certification: I hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Clara Ferguson 9/3/25
Preparer's Signature Date



Bancroft Design

September 3, 2025

Development Services
City of Stillwater
PO Box 1449
Stillwater, OK 74076

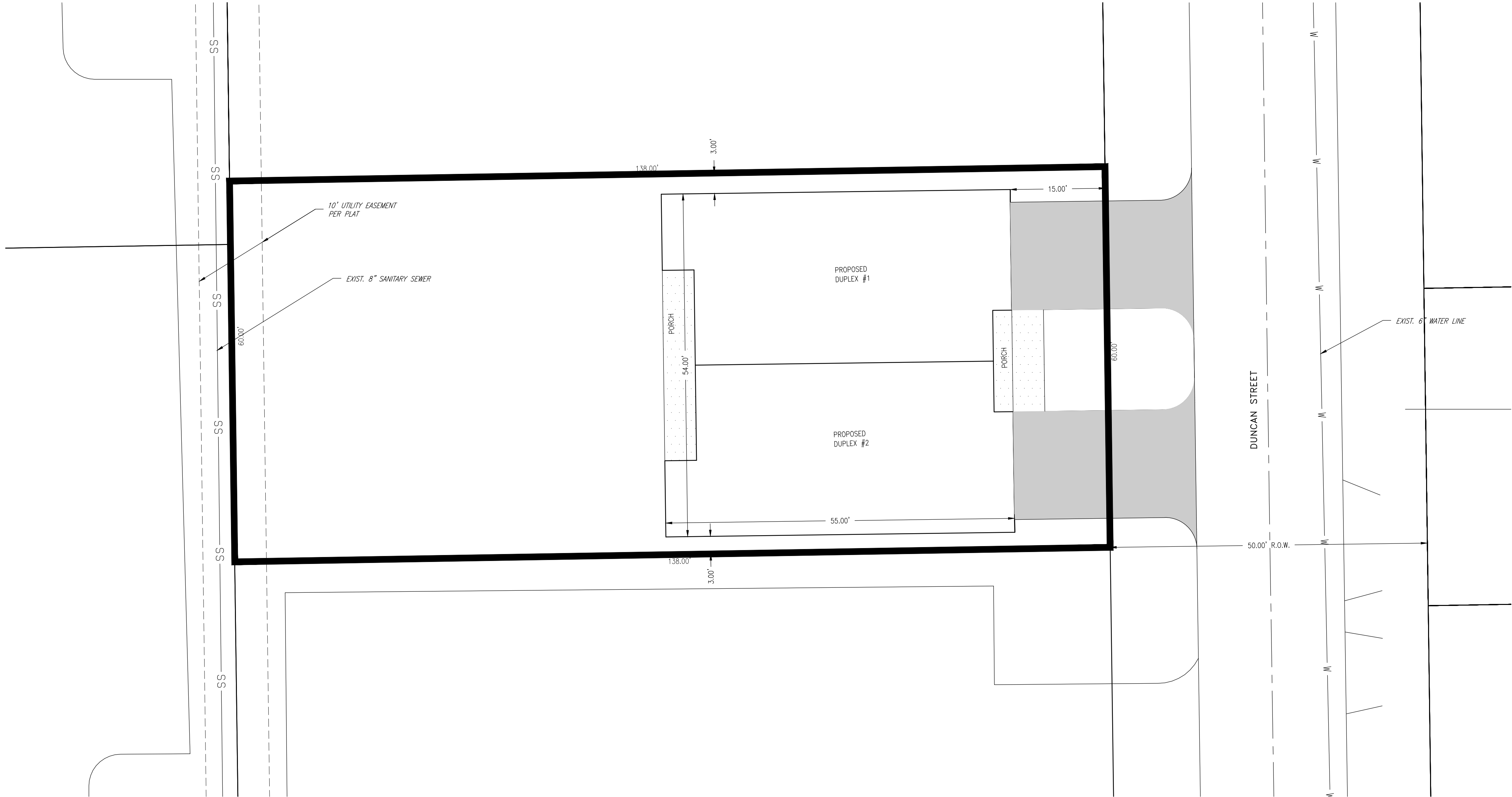
Re: 230 N Duncan Street Warrant Request

The proposed project is a residential duplex located in the T5 zone. According to the City's Form-Based Code Table 5, residential duplexes are allowed in Zone T5 by warrant. We are requesting a warrant be granted. The proposed plans are included with this letter.

Respectfully Submitted,

Aaron Ferguson, P.E.

File: C:\Civil 3D Projects\230 N Duncan Ducky Lane\03.DWG\C-SP.dwg, Saved: 9/13/2025 10:25 AM, By: KERCUSON



LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter of the Southwest Quarter, Section 14, Township 19 North, Range 2 East of the Indian Meridian, Payne County, State of Oklahoma, described in the Payne County Clerk's Office in Book 2841, Page 786, being more particularly described as follows:

The South 10 feet of Lot 6 and all of Lots 7 and 8, in Block 3, Norwood Addition to the City of Stillwater, Payne County, Oklahoma, also known as 230 N Duncan Street, Stillwater, Oklahoma

PROPOSED FEATURES LEGEND

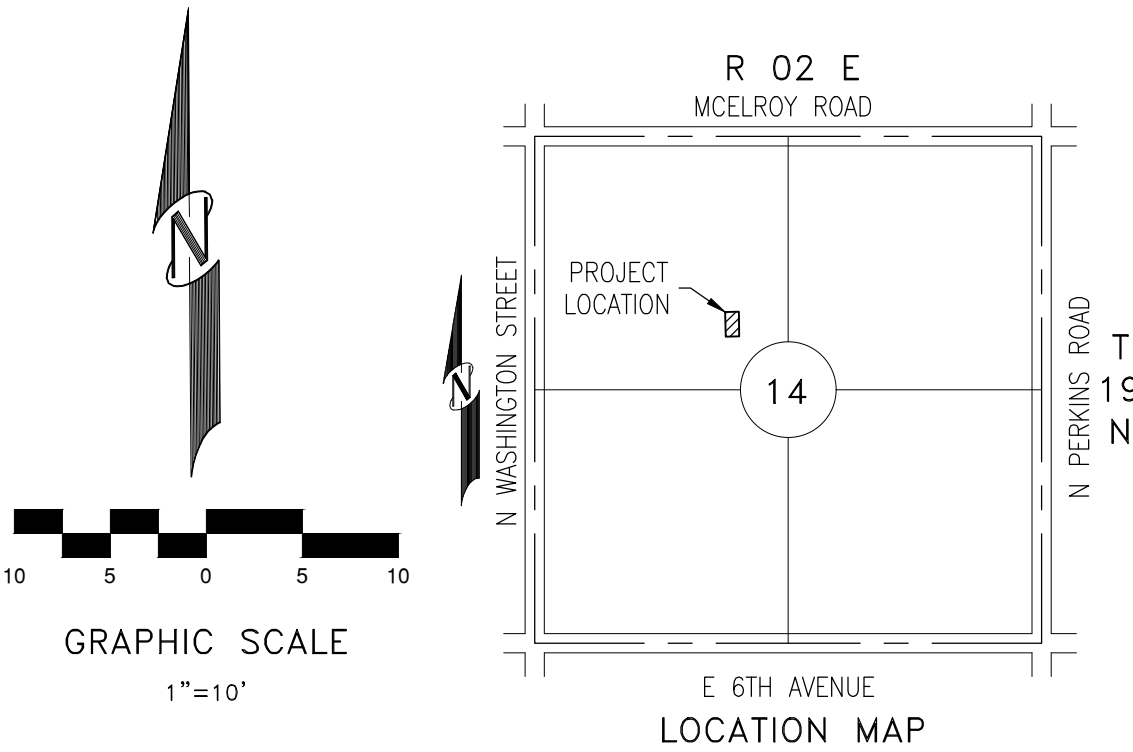
- PROPOSED CONCRETE PAVING
- PROPOSED SIDEWALK PAVING

GENERAL SITE PLAN NOTES

- ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS. ANY WORK NOT COVERED IN THE SITE WORK SPECIFICATIONS SHALL CONFORM TO THE CITY'S "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS" OR "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, OKLAHOMA DEPARTMENT OF TRANSPORTATION, 2009 EDITION" AND SUPPLEMENTALS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY THE CITY OF STILLWATER, INCLUDING BUT NOT LIMITED TO THE RIGHT-OF-WAY PERMITS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY AROUND THE PERIMETER. ANY WORK WITHIN EXISTING RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT, CONTACT DEVELOPMENT SERVICES (405) 742-8213. ANY WORK WHICH WOULD CLOSE OR OBSTRUCT A STREET WILL NEED APPROVAL FOR NOTICE, CONTACT PUBLIC WORKS (405) 742-8263.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE ESTABLISHED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES AT HIS OWN EXPENSE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION, AND/OR SIZE OF EXISTING UTILITIES AND THE PROPERTY BOUNDARIES AS SHOWN ON THESE PLANS ARE BASED ON PUBLIC INFORMATION ONLY. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- A 2-CAR GARAGE WILL BE INCLUDED FOR EACH UNIT AND WILL BE PULLED UNDER THE SECOND FLOOR TO ALLOW FOR ADEQUATE ROOM FOR DRIVEWAY PARKING WITHOUT EXTENDING INTO THE ROW.
- THE PROPERTY LINES ARE DEPICTED PER THE RECORDED DISTANCES AND HAVE NOT BEEN VERIFIED.
- THIS SKETCH IS NOT A BOUNDARY SURVEY, AND SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT FUTURE IMPROVEMENTS.

PARKING SUMMARY		
PARKING SPACES	STANDARD	BIKE
PROPOSED (REQUIRED)	7(8)	0(0)

*REQUIRED PARKING NUMBERS BASED ON 2-4 BEDROOM UNITS IN T5 DISTRICT



REVISONS		DESCRIPTION	BY	APPD
REV	DATE			



Bancroft Design

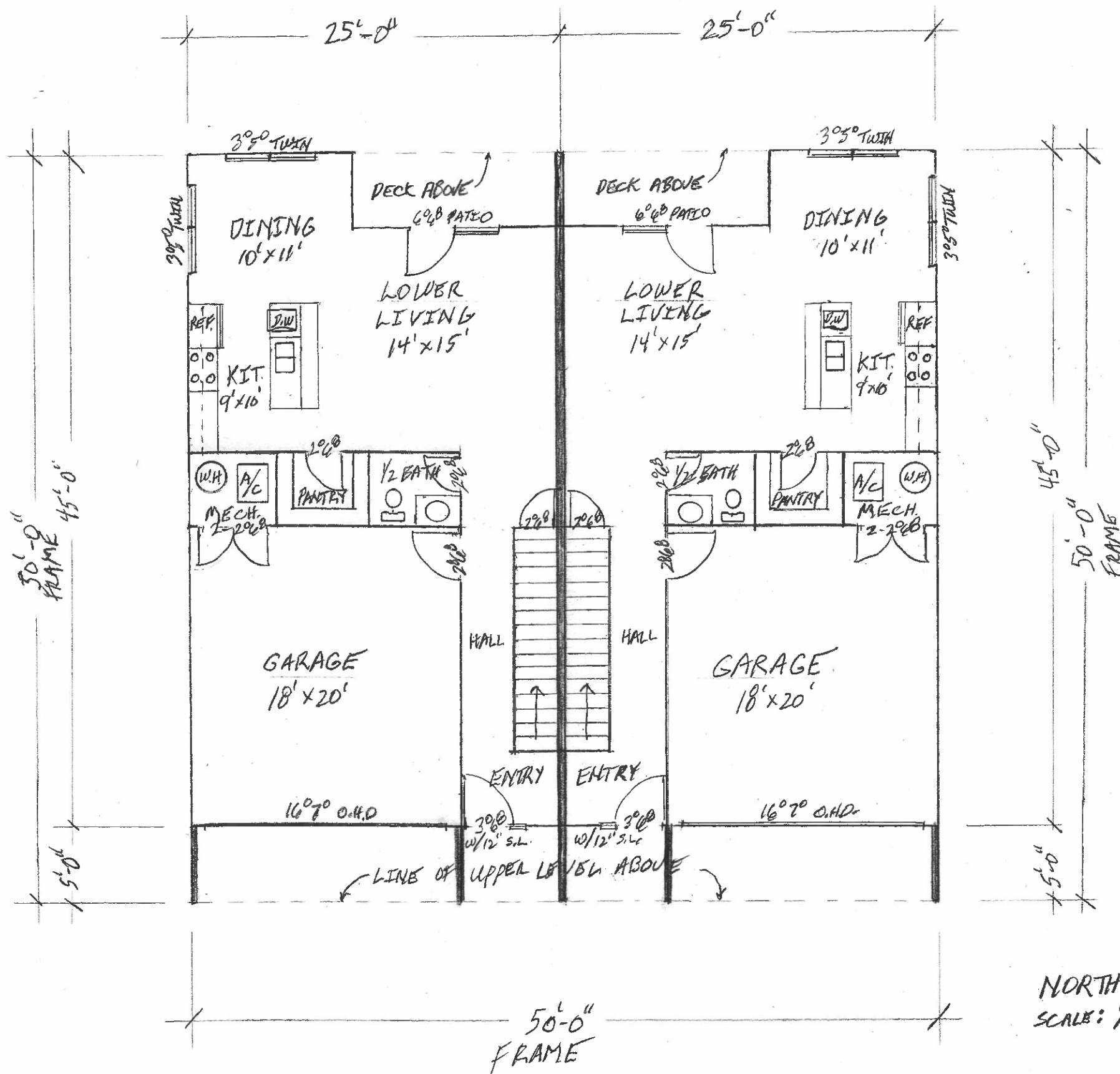
PHONE: (405) 743-3355
CA #9205
EXP: 6/30/2026

923 SOUTH LOWRY STREET
POST OFFICE BOX 436
STILLWATER, OK 74076

401 HARRIS, LLC
230 N DUNCAN STREET
STILLWATER, OK

SITE PLAN

DRAWN BY	DATE
AJF	08/25
SCALE	SHEET
1"=10'	C101



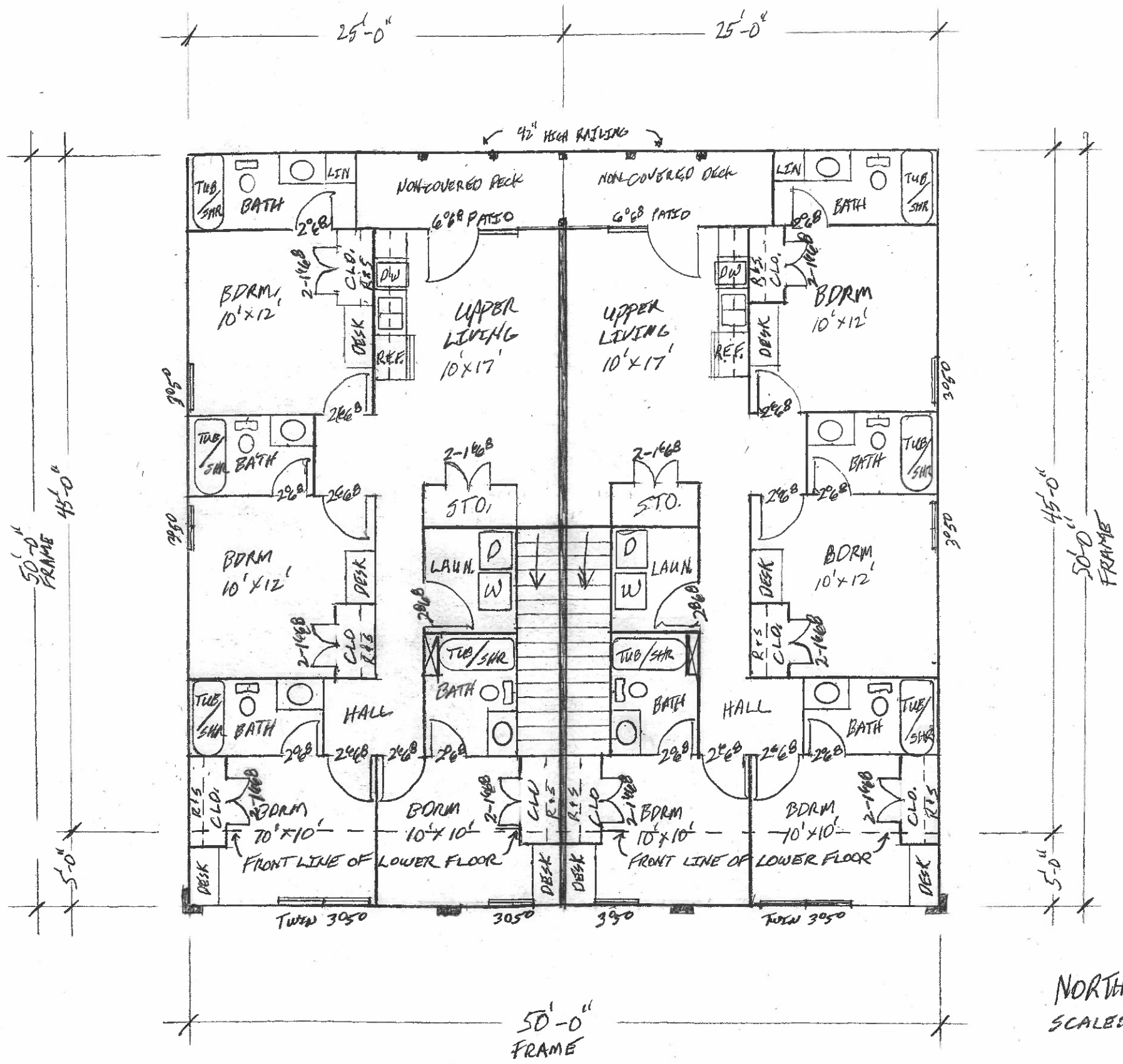
LOWER FLOOR

SIDE "A" -	695 SF
SIDE "B" -	695 SF
TOTAL HEATED -	1390 SF
GARAGES -	720 SF
PORCHES -	390 SF
TOTAL -	2500 SF

TOTAL BLDG LIVING - 3750 SF

230 N. DUNCAN
 STILLWATER, OK
 DUSTY LANE BUILDERS, LLC
 405-742-4462

NORTH →
 SCALE: 1/8" = 1 FOOT



UPPER FLOOR	
SIDE "A" -	1,180 SF.
SIDE "B" -	1,180 SF.
TOTAL HEATED -	2,360 SF.
DECKS -	140 SF.
TOTAL -	2,500 SF.

230 N. DUNCAN
 STILLWATER, OK
 DUSTY LANE BUILDERS, LLC
 405-742-4462

NORTH →
 SCALE: 1/8" = 1 FOOT

MEMORANDUM

DATE: October 21, 2025
TO: Stillwater Planning Commission
FROM: Henry Bibelheimer, Senior Planner
Development Services
SUBJECT: Map Amendment for 214 South Cleveland Street

Please be advised that the applicant has requested to withdraw the map amendment application for 214 South Cleveland Street.

Date of Meeting: October 21, 2025

Subject: Preliminary Plat: 2002 E. McElroy Road

Purpose of Report: The applicant requests review and approval of a Preliminary Plat, known as McElroy Park, to subdivide 3.35 acres into fourteen (14) residential lots and one (1) outlot.

Background: The development is located near the northwest corner of E. McElroy Road and N. Jardot Road. This property was part of a PUD previously heard at Planning Commission on June 3, 2025 that requested a higher density, smaller lot sizes, and relief to required parking than normally allowed in the Small Lot Single-Family Residential (RSS) zoning district. The PUD request was denied at City Council on July 21, 2025. This request is for a preliminary plat that meets the base subdivision regulations and zoning requirements of the RSS zoning district.

Application Processing Information:

Applicant/Owner – Thana & Fahtima Alusi

Notice – Letters mailed to property owners within 300 feet

Processing Track:

Submittal Date – August 5, 2025

Planning Commission – October 21, 2025

Project/Site Design Data/Details:

Zoning – Small Lot Single-Family Residential District Sec. 23-137

Existing Use – Single family home

Proposed Use – Single Family Home Subdivision

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property is proposing access off of East McElroy Road.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Internal sidewalks are being proposed. There are existing sidewalks on the south side of East McElroy Street, and a sidewalk on the north side of McElroy is proposed. OSU Transit Services – The Green and Gray Route has stops to the east near the intersection of Jardot Road and McElroy Road.
- Electric: City electric is available

Applicable City Plans/Policies:

The C³ Plan: Commercial is indicated on the Future Land Use Plan.

Findings:

1. The proposed preliminary plat meets the subdivision and zoning requirements.
2. The C3 Plan recommends Commercial uses at this location.
3. The proposed density is in alignment with the RSS 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's Recommendation:

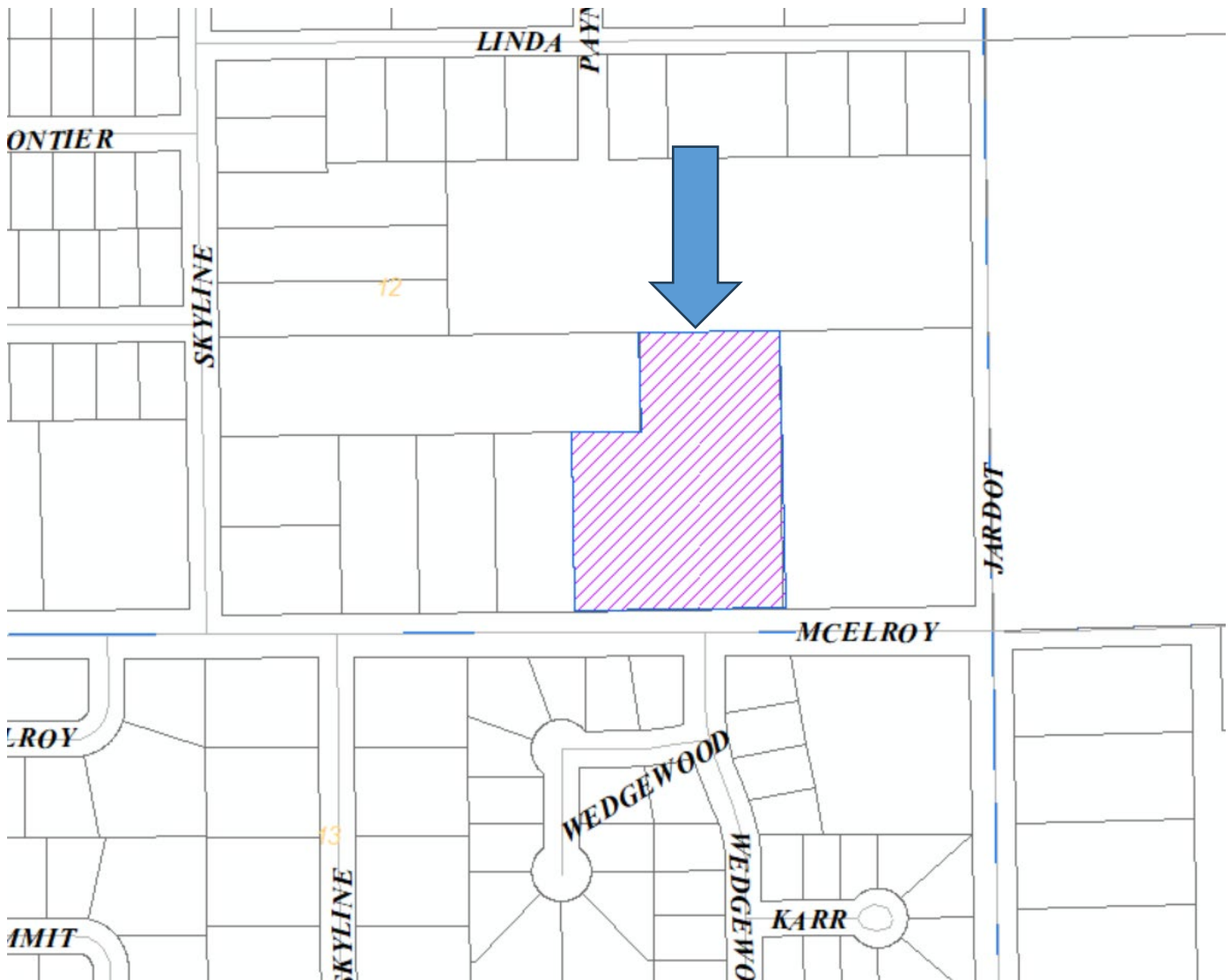
- Approve the Preliminary Plat for McElroy Park as presented.

Prepared by: Josh Brown, Development Coordinator
Rachel Bernish, Asst. City Manager
Cindy Gibson, Admin. Services Manager

Date of Preparation: October 15, 2025

Attachments: Area Map, Preliminary Plat

Map Designation: NE



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: Preliminary Plat
Request: Residential subdivision of fourteen (14) lots and one (1) outlot
Address: 2002 E McElroy

08/01/2024, 2:00 PM
KATE PURDY
C-SITE-PUID - SITE PLAN
C-SITE-PUID - CONCEPTS
THIS DOCUMENT TOGETHER WITH THE CONCEPTS
AND PROPER RELIANCE ON THIS DOCUMENT WITHOUT AUTHORIZATION AND ADAPTATION BY GOSÉ AND ASSOCIATES. SHALL BE WITHOUT LIABILITY TO GOSÉ & ASSOCIATES



ICNEFF ACRES
ZONING: CS

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS LOT TWO (2) AND PART OF THE EAST ONE HUNDRED FIFTEEN (115) FEET OF THE SOUTH THREE HUNDRED (300) FEET OF LOT THREE (3) IN BLOCK ONE (1), MCNEFF ACRES, A SUBDIVISION OF THE SOUTH SIXTY (60) RODS OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWELVE (12), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, IN PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT TWO (2), BLOCK ONE (1), MCNEFF ACRES; THENCE SOUTH 88°39'09" WEST ALONG THE SOUTH LINE OF LOTS 2 AND 3 FOR 349.395 FEET TO A FOUND 3/4" PIPE AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED, BOOK 2803, PAGE 722; THENCE CONTINUING SOUTH 88°39'09" WEST ALONG THE SOUTH LINE OF LOT 3 FOR 17.17 FEET TO A FOUND 3/4" IRON PIN AT THE NORTHWEST CORNER OF THE NORTH LINE OF THE PROPERTY DESCRIBED IN WARRANTY DEED, BOOK 2803, PAGE 722; THENCE NORTH 89°38'25" EAST ALONG SAID NORTH LINE FOR 13.66 FEET TO A FOUND 1/2" PIPE AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SAID WARRANTY DEED, SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, BOOK 2686, PAGE 739; THENCE CONTINUING NORTH 89°38'25" EAST ALONG A NORTHERLY LINE OF SAID PROPERTY FOR 114.86 FEET TO A FOUND 1/2" PIPE, SAID POINT BEING ON THE WEST LINE OF LOT 2, BLOCK 1, MCNEFF ACRES; THENCE CONTINUING NORTH 89°38'25" EAST ALONG SAID WEST LINE OF LOT 2 FOR 465.62 FEET TO A FOUND 3/8" IRON PIN AT THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 89°41'41" EAST ALONG SAID NORTH LINE FOR 234.71 FEET TO A FOUND 1/2" IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°47'19" EAST ALONG SAID LINE OF SAID LOT 2 FOR 465.16 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 3.413 ACRES, MORE OR LESS.

GENERAL NOTES

1. SUBJECT PROPERTY IS LOCATED IN ZONE X BASED ON FEMA FIRM MAP# 4019C008R. DATED: 05/16/2007
2. PROPOSED WATER LINES ARE TO BE 6 INCH AWWA C900 DR 18 AND BUILT TO COS STANDARDS.
3. PROPOSED SANITARY SEWER LINES ARE TO BE 8 INCH PVC SDR 26 AND BUILT TO COS STANDARDS.
4. PUBLIC 6 FOOT SIDEWALK ALONG MCELROY TO BE BUILT TO COS DETAIL 3708
5. PROPERTY IS CURRENTLY ZONED RSS
6. SIDEWALKS NOT REQUIRED ON MCELROY LANE PER 23-365 (B)(3)

PREPARER'S CERTIFICATE

I, STEPHEN C. GOSE, A LICENSED PROFESSIONAL ENGINEER, CERTIFY THAT I AM FAMILIAR WITH THE COMPREHENSIVE PLAN FROM THE CITY OF STILLWATER AND THIS PRELIMINARY PLAT, AND THAT I HAVE PREPARED THIS PLAT TO THE BEST OF MY ABILITY IN ACCORDANCE WITH SAID COMPREHENSIVE PLAN AND THE ORDINANCES GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY OF STILLWATER.

STEPHEN C. GOSE _____ DATE _____

PLANNING COMMISSION APPROVAL

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF STILLWATER, COUNTY OF PAYNE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE ABOVE PRELIMINARY PLAT AT A MEETING OF THE COMMISSION ON THE ____ DAY OF _____ 2025

CHAIRPERSON		DATE	
Legend			
ACC	ACCESS	OT	OVERHEAD TELEPHONE
A/C	AIR CONDITIONER	OU	OVERHEAD UTILITIES
AS	AUTO SPRINKLER	PF	POOL FILTER
BLDG	BUILDING	PP	POWER POLE
BL	BUILDING LIGHT	PPT	POWER POLE WITH TRANSFORMER
CB	CHORD BEARING	(P)	PLAT DISTANCE
CLM	COLUMN	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	R	RADIUS
CO	SEWER CLEAN-OUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SD	SUPPORT COLUMN
CLM	COLUMN	SD	STORM DRAIN
D	DELTA ANGLE	SDMH	STORM DRAIN MANHOLE
DS	DOWNSPOUT	SGDI	SINGLE GRADE DROP INLET
EB	ELECTRIC BOX	SPHD	SPRINKLER HEAD
EM	ELECTRIC METER	SS	SANITARY SEWER
EPED	ELECTRIC PEDESTAL	SSH	SANITARY SEWER LAMPHOUSE
ESMT	EASEMENT	SSMH	SANITARY SEWER MANHOLE
(F)	FIELD MEASUREMENT	TC	TOP OF CURB
FH	FIELD HYDRANT	TG	TOP OF INLET GRATE
FL	FLOWLINE (INVERT)	TGDI	TRIPLE GRADE DROP INLET
FDC	FIRE DEPARTMENT CONNECTION	TH	TOP OF HEADWALL
FND	FOUND	TP	TOP OF PAVING
FP	FLAGPOLE	TPED	TELEPHONE PEDESTAL
G	GUTTER	TR	TOP OF MANHOLE RIM
GL	GROUND LIGHT	TSE	TRAFFIC SIGNAL BOX
GM	GAS METER	TSP	TRAFFIC SIGNAL
GP	GUARD POST	TW	TOP OF WALL
GR	GAS RISER	TYP	TYPICAL
GUY	GUY DOWNS	UC	UNDERGROUND CABLE
GV	GAS VALVE	UC	UNDERGROUND GAS LINE
ICV	IRRIGATION CONTROL VALVE	UE	UNDERGROUND ELECTRIC
IP	IRON PIN	UE	UTILITY EASEMENT
(L)	LEGAL	UT	UNDERGROUND TELEPHONE
LF	LIGHT POLE	UTMH	TELEPHONE MANHOLE
(M)	MEASURED	W	WATERLINE
MB	MAIL BOX	WM	WATER METER
ML	METAL LID	WMH	WATER MANHOLE
MW	MONITOR WELL	WV	WATER VALVE
OC	OVERHEAD CABLE		
OE	OVERHEAD ELECTRIC	XFMF	TRANSFORMER

ENGINEER
GOSE & ASSOCIATES
113 E 8TH AVE.
STILLWATER, OK 74074
PHONE: (405) 743-4907

DEVELOPER
HAWK DEVELOPMENT HOLDINGS, LLC
7224 SOUTH QUEBEC AVENUE
TULSA, OKLAHOMA 74136

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www.gose-associates.com

**THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT.
PREPARED UNDER THE
SUPERVISION OF:**
STEPHEN C. GOSE
OK P.E.#: 22808
DATE: 09/08/2025

JOB NUMBER 1394.01
DATE 09/08/2025
SCALE: AS SHOWN
CREATED BY: KRP
DRAWN BY: KRP
CHECKED BY: SCG

PRELIMINARY PLAT

MCELROY PARK

2002 E MCELROY RD STILLWATER,
OKLAHOMA

SHEET NUMBER
C1.0

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF OCTOBER 7TH, 2025
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED October 3rd, 2025 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET

MEMBERS PRESENT

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

STAFF PRESENT

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

MEMBERS ABSENT

Mark Prather, Member

Staff Absent

David Barth, Development Services Director

1. CALL MEETING TO ORDER.

Chair Phillips called the meeting to order at 5:30 pm and explains the proceedings for the evening.

2. Election of Chair.

Vice Chair Williams motions to re-elect Jana Phillips as Chair, Commissioner Shanahan seconds.

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

Time: 1 minute

3. Election of Vice-Chair.

Commissioner Shanahan motions to re-elect Riley Williams as Vice Chair, Chair Phillips seconds.

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

Time: 1 minute

4. GENERAL ORDERS

- a. Special Exception Request to the Planning Commission, (SEPC25-01), consideration, discussion and possible action to Chapter 23, Section 23-356.d for Sidewalk Requirements at property addressed as 5823 N. Perkins Road.

Henry Bibelheimer, Senior Planner, presents the item.

Commissioner Shanahan inquires if this would this be a sidewalk to nowhere. Mr. Bibelheimer explains that there is a commercial development one lot north that will be required to build a sidewalk, but it

doesn't directly touch this property and there are sidewalks on the west side of Perkins, but no marked crosswalk at this location.

Chair Phillips asks if there are any crosswalks that access this property and what the speed limit is. Mr. Bibelheimer states there is not and the speed limit is 55mph.

Chair Phillips asks if there is still a mechanism to defer sidewalk construction until it connects, or to pay in-lieu. Mr. Bibelheimer explains there are no current in-lieu or deferral mechanism that is in use; and the only available relief is a permanent waiver for this development.

Chair Phillips inquires if the waiver will run with the owner, the zoning, or the development and what if the 10 acres is later platted/split. Mr. Bibelheimer explains that this waiver would apply to this single-family house on this tract; if later platted into multiple lots, sidewalks would be required with the plat, including along new internal streets and likely along Perkins; and if a second home later pulls a permit on a split with Perkins frontage, that lot would need its own exception.

Discussion is held about the different ways the lot could be divided and where future sidewalks could need to go.

Chair Phillips states that given the open questions, she'd prefer to table and get definitive answers.

Chair Phillips motions to table to the next PC date, October 21 with the following questions to research:

1. **If split into multiple residential lots, what happens to the waiver?**
2. **If split into commercial vs. residential, what happens?**
3. **Does the waiver attach to ownership, zoning, platting, or this development only?**

Vice Chair Williams seconds the motion.

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

Time: 10 minutes

5. PUBLIC HEARING

- a. Receive public comment regarding a request for a Specific Use Permit (SUP25-04) to operate a Health Care & Social Assistance facility in the Commercial Shopping (CS) zoning district at property addressed as 1525 S. Western Road

Henry Bibelheimer, Senior Planner, presents the item.

Chair Phillips inquires what zoning would allow this by right and would this lot meet required parking. Mr. Bibelheimer and Joshua Brown, Development Coordinator, specifies parking is based on building square footage and will be verified at building permit; that no variances are granted by this SUP; building design can adjust to meet parking and there is a dental/eye office to the north; and they used a similar pathway of a specific use permit for the CS district.

Chair Phillips invites the applicant forward to present.

Mr. Jason Grayson, applicant, 3545 Valley Creek Rd. Edmond Ok., comes to speak on the following:

- Proposing a home dialysis training facility operated/owned by physicians.
- Patients will be trained to perform dialysis at home, reducing thrice-weekly travel to a dialysis center.

Chair Phillips opens the public hearing and asks if anyone wishes to speak in favor of the item; none respond. Chair Phillips asks if anyone would like to speak in opposition to the item; none respond. Chair Phillips closes the public hearing and invites staff to present findings and alternatives.

Mr. Bibelheimer presents findings and alternatives, which are:

Findings:

1. The Land Development Code allows Health Care and Social Assistance in the RSS District with a specific use permit.
2. The proposed Kidney Dialysis Treatment Clinic aligns with the Comprehensive Plan, which calls for Commercial uses at the subject property location.

Alternatives:

1. Accept findings and recommend that the City Council approve the 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 recommend that the City Council approve the specific use permit.
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.

Commissioner Peters motions to accept findings and recommend City Council approve the Specific Use Permit as presented. Commissioner Shanahan seconds.

Chair Phillips noted personal experience with dialysis and expressed support for the service.

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

Time: 7 minutes

- b. Receive public comment regarding an application for a Short Term Rental (STR-0217) for property addressed as 902 E. Lauren Lane in the Small Lot Single-Family Residential (RSS) district.

Henry Bibelheimer, Senior Planner, presents the item.

Commissioner Shanahan asks if there are any other STRs nearby. Mr. Bibelheimer responds that is unsure about that at this time.

Chair Phillips asks the applicant to come forward.

Mr. Brett Mroy, 4820 Country Club Ct., comes to speak on the following:

- Planning to use the property for family extended stays (grandparents for weeks) and short-term rental when not in family use.
- Is aware of a few other long term and short-term rental in the area.

Vice Chair Williams ask what they will be listing on, and what their requirements will be for the listing, and who will be maintaining it.

Mr. Mroy shares the following responses.

- Target market: Higher-end stays for visiting family, college events (games, graduation), adults.
- Occupancy: House set for max 6 (two bedrooms for couples; one room with twins for small kids).
- Parking: Two-car garage + two-car driveway.
- Policies: No parties; approval required via platform; responsive to noise complaints.
- Operations: Owner handles trash, cleaning service in place.
- Neighbors: Friendly with nearest neighbors; the objector appears to live near the outer edge of the 300-ft radius.

Chair Phillips opens the public hearing and asks if anyone wishes to speak in favor of the item; none respond. Chair Phillips asks if anyone would like to speak in opposition to the item; none respond. Chair Phillips closes the public hearing and invites staff to present alternatives.

Mr. Bibelheimer present alternatives which are to approve, defer or deny the application.

Vice Chair Williams notes the applicant meets general criteria for a “good STR owner.”

Vice Chair Williams moves to approve the Short Term Rental as presented. Commissioner Shanahan seconds.

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

Time: 6 minutes

- c. Receive public comment regarding an application for a Short-Term Rental (STR-0218) for property addressed as 2614 N. Park Circle in the Small Lot Single-Family Residential (RSS) district.

Henry Bibelheimer, Senior Planner, presents the item.

Chair Phillips asks if there are any other STRs nearby. Mr. Bibelheimer responds that again, he is unsure about that currently, and shares at this time the City does not have a mapping system for short-term rentals.

Chair Phillips asks the applicant to come forward.

Darren Castle, 1721 S. Berkshire Dr., comes to speak on the following:

- Owned 5–6 years as a long-term rental.
- Converting to STR due to problem renters and to keep the property clean.
- Remodeled when it was purchased. updated condition (recent remodels).
- Platforms: Airbnb/VRBO.

- Occupancy: Three bedrooms; max 6 (two per room).
- Parking: Two-car garage + two-car driveway.
- Policies: No parties; owner is point of contact.
- Neighborhood care: Applicant maintains property; has even helped a neighbor with tree work to improve the fence line area.

Chair Phillips opens the public hearing and asks if anyone wishes to speak in favor of the item; none respond. Chair Phillips asks if anyone would like to speak in opposition to the item; none respond. Chair Phillips closes the public hearing and invites staff to present alternatives.

Mr. Bibelheimer presents alternatives which are to approve, defer, or deny.

Commissioner Peters moves to approve the Short-Term Rental as presented. Vice Chair Williams seconds.

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

Time: 5 minutes

- d. Receive public comment regarding a text amendment (TXT25-05) to Chapter 23, "Land Development Code," Article V, "Use Categories and Limitations," Division 2, "Accessory Use Categories and Regulations," Section 23-105, "Sidewalk, street and parking lot table service areas"

Henry Bibelheimer, Senior Planner, presents the item.

Vice Chair Williams clarifies that the 6-foot sidewalk requirement would remain, it would just be after the café rather than between café and building. Mr. Bibelheimer confirms the same 6-foot minimum; and the location moves to the public-facing side.

Chair Phillips opens the public hearing and asks if anyone wishes to speak in favor of the item; none respond. Chair Phillips asks if anyone would like to speak in opposition to the item; none respond. Chair Phillips closes the public hearing and invites staff to present findings and alternatives.

Mr. Bibelheimer presents findings and alternatives, which are:

Findings:

1. A text amendment to the Land Development Code is needed to allow for sidewalk café development to align with best practices and the built environment.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Text Amendment as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
3. Find that the Text Amendment is not needed and do not recommend that the City Council approve the request.

Staff recommends alternative number 1.

Chair Phillips notes that this corrects an awkward existing requirement. The new order—building, then café, then sidewalk—makes more sense for both the public way and business operations.

Commissioner Shanahan moves to approve the text amendment as presented. Chair Phillips seconds.

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

Time: 4 minutes

- e. Receive public comment regarding a text amendment (TXT25-06) to Chapter 23, "Land Development Code," Article I, "General Provisions", Section 23-7, "Definitions"; Article V, "Use Categories and Limitations", Division 1, "Generally", Section 23-96, "Definitions"; Article VI, "Land Use Classifications", Division 4, "Commercial Districts", Section 23-152, "CB Commercial Business District", Subsection (a) "Permitted by right"; Article XXIV, "Table of Uses", Section 23-435, "Created".

Henry Bibelheimer, Senior Planner, presents the item.

Mr. Bibelheimer adds a clarification that ownership form isn't a land use; zoning regulates the base use, for example: single-family, multifamily, commercial; whether the dwellings are owned (condos) or rented (apartments) doesn't change that base use; for example - an apartment building and a condo building are both regulated as multifamily and a neighborhood of rentals and a neighborhood of owned homes are both regulated as single-family.

Chair Phillips opens the public hearing and asks if anyone wishes to speak in favor of the item; none respond. Chair Phillips asks if anyone would like to speak in opposition to the item; none respond. Chair Phillips closes the public hearing and invites staff to present findings and alternatives.

Mr. Bibelheimer presents findings and alternatives, which are:

Findings:

1. The proposed text amendment would remove Unit (Condominium) Ownership as a "use".
2. Unit (Condominium) Ownership will be allowed in any zoning district, if documents are submitted that show the unit ownership was established appropriately and follows all state laws.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Text Amendment as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
3. Find that the Text Amendment is not needed and do not recommend that the City Council approve the request.

Staff recommends alternative number 1.

Vice-Chair Williams moves to approve the text amendment as presented. Commissioner Shanahan seconds.

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

Time: 4 minutes

6. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION.

- a. Regular meeting summary of September 9, 2025.

Chair Phillips asks if there are any changes and/or edits; none respond.

Commissioner Peters moves to approve the minutes as submitted. Commissioner Shanahan seconds.

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

Time: 1 minute

- b. Regular meeting summary of September 16, 2025.

Chair Phillips asks if there are any changes and/or edits; none respond.

Commissioner Shanahan moves to approve the minutes as submitted. Commissioner Peters seconds.

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

Time: 1 minute

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

- a. Next Regular Meeting is October 21st, 2025.

8. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice Chair Williams, seconded by Commissioner Peters at approximately 6:13 PM on October 7th, 2025. The next regularly scheduled meeting will be held Tuesday, October 21st, 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

**SCHEDULE OF REGULAR MEETINGS
FOR THE CALENDAR YEAR OF 2026**

**City of Stillwater
Planning Commission**

DATE	TIME	MEETING LOCATION
January 6, 2026	5:30 PM	Municipal Building
January 27, 2026 ▲	5:30 PM	Municipal Building
February 3, 2026	5:30 PM	Municipal Building
February 24, 2026 ▲	5:30 PM	Municipal Building
March 3, 2026	5:30 PM	Municipal Building
March 24, 2026 ▲	5:30 PM	Municipal Building
April 7, 2026	5:30 PM	Municipal Building
April 21, 2026	5:30 PM	Municipal Building
May 5, 2026	5:30 PM	Municipal Building
May 19, 2026	5:30 PM	Municipal Building
June 2, 2026	5:30 PM	Municipal Building
June 16, 2026▲	5:30 PM	Municipal Building
July 7, 2026▲	5:30 PM	Municipal Building
July 21, 2026	5:30 PM	Municipal Building
August 4, 2026	5:30 PM	Municipal Building
August 18, 2026	5:30 PM	Municipal Building
September 1, 2026 ▲	5:30 PM	Municipal Building
September 15, 2026	5:30 PM	Municipal Building
October 6, 2026	5:30 PM	Municipal Building
October 20, 2026	5:30 PM	Municipal Building
November 3, 2026	5:30 PM	Municipal Building
November 17, 2026	5:30 PM	Municipal Building
December 1, 2026	5:30 PM	Municipal Building
December 15, 2026	5:30 PM	Municipal Building

Submitted By:	C Gibson
Title:	Administrative Services Manager
Address:	723 S. Lewis St.

Phone Number:	405.742.8213
Fax Number:	405.742.8321

▲ = Indicates date change due to holiday schedule.

Approved by the Planning Commission on the ____ day of October, 2026.
Submitted to and filed with the Stillwater City Clerk's Office on the ____ day October, 2026.