

PLANNING COMMISSION MEETING AGENDA
NOVEMBER 18, 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. 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 comment regarding the approval and adoption of the update to the City’s comprehensive plan, referred to as “Envision Stillwater 2045 Comprehensive Plan”.	Henry Bibelheimer
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3. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

a.	Next regular meeting is December 2nd, 2025.
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4. 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 Development Services 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 Development Services.

Date of Meeting: November 18, 2025

Subject: Consideration of the *Envision Stillwater 2045 Comprehensive Plan*.

Purpose of Report: City Staff request review and approval of the proposed *Envision Stillwater 2045 Comprehensive Plan*.

Background: The C3 Comprehensive Plan (comprehensive, continuous, and cooperative) was adopted in April 1st, 2013. On September 11th, 2023, a contract of professional services was approved by City Council to hire Freese and Nichols to prepare an update to the comprehensive plan. Over the last 2+ years staff has worked with Freese and Nichols, the Comprehensive Plan Advisory Committee (CPAC), and community stakeholders to create the *Envision Stillwater 2045 Comprehensive Plan*.

[To view the *Envision Stillwater 2045 Comprehensive Plan*, please use this link.](#)

The *Envision Stillwater 2045 Comprehensive Plan* tells the story of Stillwater's next 20 years, outlining a vision, establishing goals, and clarifying actions to make that vision real. It provides analyses, graphical components, and narrative related to land use, transportation and mobility, housing and neighborhoods, economic development, community character, and infrastructure, each featuring a discussion on resilience, and a review of the unique opportunities posed to that realm of planning by the presence of the University (Town and Gown Assessments). Each plan chapter was created, reviewed by staff, and revised before being included in a complete draft, sent to staff in July, revised by the consultants from August to September, returned to staff, and iteratively finalized over the last several months. As drafts have been polished, material has been presented to the CPAC for review, most notably the implementation matrix, to ensure the recommended actions align with the community's expectation of *how* to realize this vision. A complete draft has also been made available for public review since October 23, the same day a public open house was held at Block 34, enabling community members to review plan content and discuss it with staff and the consultants. All of this results in a data-rich, graphically robust and visually engaging plan whose analyses and recommendations provide the City a tool with which it can advance the priorities of the community as understood through the engagement process.

Application Processing Information:

Applicant – City of Stillwater

Notice – Notice in the NewsPress

Processing Track:

Planning Commission – November 18, 2025

City Council – December 1, 2025

City Council – December 15, 2025

Discussion: The *Envision Stillwater 2045 Comprehensive Plan* includes recommendations on a variety of topics including Land Use Development, Transportation and Mobility, Housing and Neighborhoods, Economic Development and Redevelopment, Community Character arts and culture, and Infrastructure public facilities and services. The comprehensive plan is intended to be a guiding document to support Stillwaters' long-term growth.

Findings:

1. The Envision Stillwater 2045 Comprehensive Plan tells the story of Stillwater's next 20 years, outlining a vision, establishing goals, and clarifying actions to make that vision real.

Alternatives:

1. Accept findings and recommend that the City Council adopt the proposed Envision Stillwater 2045 Comprehensive Plan as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table consideration of the Envision Stillwater 2045 Comprehensive Plan to a future Planning Commission meeting.
3. Find that Envision Stillwater 2045 Comprehensive Plan is not needed and do not recommend that the City Council adopt the Envision Stillwater 2045 Comprehensive Plan.

Staff recommends alternative number 1.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth Development Services Director
Josh Brown, Development Coordinator
Cindy Gibson, Administrative Services Manager
Date of Preparation: November 6, 2025
Attachments: