

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF November 16, 2021
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED November 12, 2021 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair
Mike Shanahan, Member
Mark Prather, Member
Stephen Hallgren, Member

STAFF PRESENT

Brady Moore, Chief Performance Innovation Officer
Kim Payne, Special Legal Counsel
Rian Harkins, Senior Planner
Cindy Gibson, Administrative Services Manager

MEMBERS ABSENT

Brett Allred, Vice-Chair

1. CALL MEETING TO ORDER.

Chair calls the meeting to order at 5:30 p.m. and explains the procedures and process for the meeting.

2. PUBLIC HEARING:

- a. Hewber Dender, LLC & Ozsol, LLC c/o Gose & Associates, **MAP AMENDMENT (MA21-10)**, requesting review and approval to rezone from current RSS (Residential Single-Family Small Lot) to CG (Commercial General) at property addressed as 1320/1402/1412/1424 W Lakeview Rd. (Tabled from 9.21.2021 PC Meeting)

Rian Harkins, Senior Planner, states that the applicant would like to table this item to the January 25, 2022, Planning Commission meeting to allow time to deal with additional matters.

Chair Phillips states that a motion is required. Mr. Harkins adds that staff is ok with this request and to be transparent, will re-advertise the item.

Commissioner Shanahan motions to table MA21-10 as recommended by staff to January 25, 2022; Commissioner Hallgren Seconds.

Roll call:	Phillips	Allred	Shanahan	Prather	Hallgren
	YES	ABSENT	YES	YES	YES

Time: 3 minutes

- b. Greg & April Stracener, **MAP AMENDMENT (MA21-13)**, request review and approval to rezone property addressed as 1223 S. Husband Place from current Commercial General (CG) to Residential Single Family Small Lot (RSS).

Rian Harkins, Senior Planner, presents the map amendment and asks if there are any questions for staff; none respond.

Chair Phillips opens the public hearing and asks if there is anyone who would like to speak in favor of the item.

Greg Stracener, 1223 S Husband Pl, Stillwater, OK, states he is requesting to have this property re-zoned to bring it into compliance.

Chair Phillips asks if there are any questions from the commissioners; none respond. Chair Phillips asks if there is anyone else who would like to speak in favor of the item; none respond. Chair Phillips asks if there is anyone who would like to speak in opposition; none respond. Chair Phillips closes the public hearing and asks for staff to present the findings and alternatives.

Mr. Harkins presents the findings and alternatives and asks if there are any questions for staff.

Commissioner Hallgren asks what the consequences are of this property being non-conforming are; Mr. Harkins explains that the code doesn't allow for large additions to the house as it is, as well, if the house were to burn down the code wouldn't allow for a house to be built back. Commissioner Hallgren comments that it would be very beneficial for the property to be conforming; Mr. Harkins responds affirmatively.

Commissioner Prather asks if the properties to the west of Husband St were also zoned Commercial General; Mr. Harkins references the current area map and explains the surrounding zonings. Commissioner Prather asks if it was the future land use map that showed the Commercial General zoning to the west; Mr. Harkins affirmatively confirms.

Chair Phillips asks if there are any further questions for staff; none respond. Chair Phillips asks if there is discussion or a motion.

Commissioner Prather motions to accept the findings and recommend the City Council approve the item as presented; Commissioner Shanahan seconds.

Roll call:	Phillips	Allred	Shanahan	Prather	Hallgren
	YES	ABSENT	YES	YES	YES

Time: 8 minutes

- c. Twenty 20 Investments, LLC, **SPECIFIC USE PERMIT (SUP21-23)**, requesting review and approval of a specific use permit to allow an adult care services center at property addressed as 908 E. 12th Avenue in the Residential Single Family Small Lot (RSS) district.

Rian Harkins, Senior Planner, presents the specific use permit and asks if there are any questions for staff.

Commissioner Shanahan asks if this is the same property that within the last year was brought before the Planning Commission to be used as a half-way-house; Mr. Harkins confirms that there was a map amendment to re-zone the property to a more intensive residential district for a similar use, however, it was withdrawn before it went on to City Council. Mr. Harkins states that the applicant has since re-calibrated their proposal and are here today to speak more on it.

Chair Phillips asks if there are any other questions for staff; none respond. Chair Phillips opens the public hearing and asks if there is anyone who would like to speak in favor of the item.

Joshua Conaway, 3922 Oakcrest Ave, Enid, OK, speaks on the following:

- This property was brought before the Planning Commission with a map amendment to rezone for this use about a year ago and was approved (4-0).
- Not a half-way-house, it would be a treatment facility with no contract or ties to the state.
- Would provide therapy, education, employment, and housing opportunities for women that are victims of substance abuse, which could be alcohol, drugs, or domestic abuse.
- Applicant previously was a civil attorney that practiced in OKC, since then he has seen first-hand in his new position as the prosecutor for the City of Enid the cycles that women go through when not getting the real help they need.
- Residential rehabilitation center which will provide therapy for mental health, substance abuse, and trauma.
- In time there will be educators to help get the women GEDs
- Will partner with Meridian Tech and OSU to secure further education and employment.
- Provide housing after the completion of the 12 month in-house program while continuing further therapy for 8 months.
- Safety is a top priority.
- Staff on-site 24/7, residence are not allowed visitors, will have locks and cameras.
- No noticeable increase in traffic, will only have therapists coming a few times a day.

Chair Phillips asks if there are any questions from the Commissioners.

Commissioner Hallgren asks if their group, Twenty 20 Investments, LLC, is under contract with the state. Mr. Joshua Conaway states that the group only consists of his father, Scott Conaway, and himself; the property was originally bought for a different use; however, Dee Miller, a resident of Stillwater, OK, approached him with her idea of a rehabilitation program; the program will be entirely privately funded or funded through grants; and there is no contract with the state and is not a half-way house.

Commissioner Hallgren asks if the owner of the organization will be leasing the property from Twenty 20 Investments, LLC; Mr. Conaway confirms. Commissioner Hallgren asks if they have other programs like this. Mr. Conaway responds that this program is only for District 21 and only women in the district can apply; there is a screening process that is required to ensure the women who enter the program are truly there to get better and that they won't cause problems for the women already there.

Commissioner Hallgren asks what the name of the group is and if they have a record of doing this. Mr. Conaway informs the commissioners that the group is called "About Face" and that this is a new program, however, in the country it is not a new idea; it is extremely expensive to fund so there haven't been many started yet besides the one in Tulsa that is reportedly having great success.

Kim Payne, Special Legal Counsel, advises the commissioners that tonight, the decision to be made is if it is an appropriate use or not and if it will have a negative impact on the surrounding area.

Commissioner Hallgren asks for confirmation on the number of women allowed at once and if visitors will be getting rehabilitation as well. Mr. Conaway informs the commissioner there is a max of 18 women who will be allowed to stay at a time; not allowed visitors as it is designed to be an in-closed

rehabilitation program for safety as well as separating the women from negative influences that would inhibit recovery.

Commissioner Prather asks if the women who are in the program are allowed to come and go. Mr. Conaway clarifies that if the women in the program decide to leave the program they are allowed; however, they will not be allowed back; and at the last stage, the women will be transported to Meridian Tech and OSU for education and employment but will be with staff the entire time.

Chair Phillips asks if parking for the ten staff that will be on-site; Mr. Conaway clarifies that while there will be ten staff members, they will not have all ten there at any given time. Chair Phillips asks about the women in the program being able to park their own vehicles on-site while there. Mr. Conaway says he believes it currently has parking available for about twenty.

Commissioner Hallgren asks if they plan to keep the metal building on 12th Ave.; Mr. Conaway says at this time yes, however, there are no plans to use it and that About Face can make the decision to use it or have them remove it.

Chair Phillips asks if there is anyone who would like to speak in favor of the item; none respond. Chair Phillips asks if there is anyone who would like to speak in opposition.

Mark Moore, 4823 W Country Club Dr., Stillwater, OK, comes to speak on the following:

- He owns the two properties to the east of the subject property.
- Asks how this will affect his property value.
- Asks how will the Planning Commission or City ensure if they approve this request that the applicant follows through with the assurances that they are making to the planning commission.
- Asks how will they make sure the applicant doesn't change the program to therapy for men.
- Should this request be processed as a PUD to hold them to certain restrictions.
- States that there is a swimming pool and tennis courts with lots of children present across the street and asks how will they protect them from the residents.

Mr. Harkins explains that a specific use permit will only be allowed for this specific use and they are not allowed to change it because it is limited to this specific use; a PUD isn't an option as this property isn't one acre; and if this specific use permit is approved, staff would do annual inspections to make sure it is still compliant with the approved use.

Mr. Moore requests to ask another question. Chair Phillips approves his request and asks him to return to the podium. Mr. Moore inquires about the size of the property. Mr. Harkins informs him that when the permit was applied for it states it is 8,000 sq. ft.; however, he will let the applicant speak to the size of the property.

Chair Phillips asks Mr. Conaway to return to the podium.

Mr. Conaway says that the County Assessor's office has it listed as 1.9 acres and apologizes if he accidentally submitted the size wrong. Mr. Conaway states that he did confer with Mr. Lanc Gross as well as Mr. Norman McNickle about what would be the best way to process this request; the specific use permit is the least restrictive way possible while also allowing the program to function as needed while also putting a cap on what is allowed; the participants in the program are vetted very closely and are not

allowed to come and go, unlike the properties to the east that operate as short term rentals which allows strangers in and out.

Chair Phillips asks if anyone else would like to speak in opposition to the item; none respond. Chair Phillips closes the public hearing and asks for staff to present the findings and alternatives.

Mr. Harkins presents the findings and alternatives and asks if there are any questions; none respond.

Chair Phillips asks if there are any questions or discussion among the commissioners; none respond. Chair Phillips asks if there is a motion.

Commissioner Hallgren states that he would like to motion to approve and looks to legal counsel for the proper way to make the motion. Kim Payne, Special Legal Counsel, informs Commissioner Hallgren if he would like to motion to approve he can read finding number one.

Commissioner Hallgren moves to accept findings and recommend that the City Council approve the specific use permit as presented; Commissioner Shanahan seconds.

Roll call:	Phillips	Allred	Shanahan	Prather	Hallgren
	YES	ABSENT	YES	YES	YES

Time: 32 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION

a. Regular Meeting Summary of October 19, 2021

Chair Phillips asks if there are any corrections, additions, or a motion.

Commissioner Shanahan motions to accept the meeting summary of October 19, 2021; Commissioner Hallgren seconds.

Roll call:	Phillips	Allred	Shanahan	Prather	Hallgren
	YES	ABSENT	YES	YES	YES

Time: 1 minutes

4. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS, OR CITY ATTORNEY:

a. Next Planning Commission December 7, 2021.

5. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Shanahan, seconded by Commissioner Hallgren at approximately 6:15 p.m. on October 5, 2021 with all members present in agreement. The next regularly scheduled meeting will be held October 19, 2021 at 5:30 p.m. in the City Council Hearing Room (Room 1122), Stillwater Municipal Building, 723 S. Lewis Street, Stillwater, OK.

Prepared by – Chelsey Jones, Administrative Assistant

Approved by - 
Stillwater Planning Commission