

PLANNING COMMISSION MEETING AGENDA
DECEMBER 2, 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

a.	Requesting review and possible approval of an alternative building material in the FBC area to use Hardie plank cement siding or LP engineered wood siding in the Transect 5 (T5) district at property addressed as 111 W. Miller Avenue.	Henry Bibelheimer
----	---	-------------------

- 3. Public Hearing

The Planning Commission will hear public comments, discuss, and take action including a vote or series of votes on each item unless otherwise indicated.

a.	Receive public comment for a preliminary plat named McElroy Park in the Small Lot Single-Family Residential (RSS) zoning district on property addressed as 2002 E. McElroy Road.	Henry Bibelheimer
----	--	-------------------

- 4. Meeting Summary for Review and Possible Action

a.	Regular meeting summary of November 4, 2025.
b.	Regular meeting summary of November 18, 2025.

- 5. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

a.	Next regular meeting is December 16, 2025.
----	--

- 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 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.

MEMORANDUM

DATE: December 2, 2025
TO: Stillwater Planning Commission
FROM: Henry Bibelheimer, Senior Planner
SUBJECT: 111 W Miller Avenue - Form Based Code Area
Alternative Compliance Request
FBC25-03

D & T Outlaw Properties is in the process of developing a Townhome style multifamily project at 111 West Miller Avenue. The applicant is requesting approval to use LP Engineered Wood Siding (preferred) or to use James Hardie Cement Fiber Siding as a facade material for the buildings.

City Code References

Chapter 23, Appendix I, Form Base Codes, Sec. 3.7., Architectural Provisions, 2. Materials

1. The primary exterior finish material on all facades shall be limited to brick, cast stone, stone, EIFS (Exterior Insulation Finishing Systems), stucco, architectural metal or other high-quality, long-lasting masonry material. Wood may be used as an accent material or trim.
2. Prohibited materials shall include all metal corrugated or ribbed steel panel pre-fabricated structures, plain concrete block, and corrugated fiberglass.

Section 23-449

The provisions of this article are not intended to prevent the use of an alternative design, method of construction or material not specifically prescribed herein. The planning commission may, upon written application, authorize the use of such alternative design, method of construction, or material, after consideration of the following factors:

- Consistency with adopted area plan;
- Compliance with applicable City Code requirements;
- The effect of the development on the neighborhood, traffic conditions, parking, public infrastructure, and public health and safety;
- Compatible construction and operation of the development with the neighborhood;
- Adequacy of public facilities serving the development; and
- The preservation of natural, scenic or historical sites and features.

Applicant's Request

The proposed plans for the project show the facade material to be primarily "painted brick veneer" along the frontage of West Miller Avenue. This painted brick veneer continues around the buildings to partially cover the two sides of the structures, while the remainder of the structures are proposed with either LP Engineered Wood Siding (preferred) or James

Hardie Cement Fiber Siding exterior finish materials. The developer is requesting to use either of the two proposed materials as an alternative facade material for the reasons stated in their alternative compliance letter of justification.

Findings

1. Section 23-449 allows the planning commission to allow alternative materials in the Form Based Code area.
2. The original Form Based Codes adopted in 2015 allowed cement fiber board as façade material. The Form Based Code update in 2019 no longer included cement fiber board in the list of approved façade materials.
3. Cement fiber board and LP Engineered Wood Siding are not listed in the code as prohibited materials.

Alternatives

1. Accept findings and approve the use of LP Engineered Wood Siding as presented for alternative compliance to the Form Based Code.
2. Accept findings and approve the use of James Hardie Cement Fiber Siding as presented for alternative compliance to the Form Based Code.
3. Deny the request to use LP Engineered Wood Siding (preferred) or James Hardie Cement Fiber Siding.
4. Table the request to a future meeting.

Attachments – Alternative Compliance Letter of Justification, Plans – Hardie Plank Cement Siding, and Plans- LP Engineered Wood Siding

111 W Miller Ave.

] Alternative Compliance

Section 3.7.2 Materials

The primary exterior materials on all facades shall be limited to brick, cast stone, EIFS (Exterior Insulation Finishing Systems), Stucco, architectural metals, or other high-quality, long-lasting masonry materials. Wood maybe used as an accent material or trim.

Submissions:

1. Submission 1-**LP ENGINEERED WOOD SIDING** is for an alternative primary exterior material to be used on the townhomes at 111 W. Miller Ave. As seen in the drawings submitted this product would be used as accenting on the front (Miller St), up high on the sides, and as the main body and trim on the back.

Painted Brick will still be used on all four sides of each structure. It will be used as the primary material on the front, the lower half on the sides and a 2' wains-coat on the back. **The primary reason for submitting the alternative material request is due to concerns on the back of the structures. The original design done by Designers Ink, had proposed brick on the second and third floors, which set directly on top of the first-floor roof line. Brick setting on roof lines requires much more reinforcement due to weight of the brick and poses structural concerns. We also believe having multiple textures will enhance the overall exterior appeal to the project**

We believe that LP Engineered Siding Products is an excellent alternative to the products spelled out in Sec.3.7.2 of city code. LP products have been used in Stillwater residential sections for years and has proven to be long lasting. Although it is a wood-based product it is been engineered and factory primed to stand the test of time. This product is our first choice for an alternative because we believe the data has shown that it will last as well as any other siding product available, it is easy to work with, and is readily available in the Stillwater market. Since we will be using brick still as our primary material and along the ground on all four sides of the structures, it will not be exposed to excessive moisture. It is a product that can be easily repainted to keep a clean finish.

2. Submission 2-**James Hardie Cement Fiber Siding** is for an alternative primary exterior material to be used on the townhomes at 111 W. Miller Ave. As seen in the drawings submitted this product would be used as accenting on the front (Miller Ave), up high on the sides, and as the main body and trim on the back.

Painted Brick will still be used on all four sides of each structure. It will be used as the primary material on the front, the lower half on the sides and a 2' wains-coat on the back. **The primary reason for submitting the alternative material request is due to concerns on the back of the structures. The original design done by Designers Ink, had proposed brick on the second and third floors, which set directly on top of the first-floor roof line. Brick setting on roof lines requires much more reinforcement due to the weight of the brick and poses structural concerns. We also believe having multiple textures will enhance the overall exterior appeal to the project**

We believe that Hardie Cement Siding Products is another excellent alternative to the products spelled out in Sec.3.7.2 of city code. Hardie is a fiber cement product that has been engineered and factory primed to stand the test of time. This product is our second choice for an alternative because it is a special-order product that local vendors do not carry but can get. It is more difficult to work with than LP siding on the job site, and there are concerns when cutting this product because of the fiber cement particles being inhaled, and therefore extra precautions must be taken when sawing. This product being cement based is more brittle than the LP products, and can break easier than the LP products. Although it has some difficulties, we believe it is still a long lasting and viable alternative. Since we will be using brick as our primary material and along the ground on all four sides of the structures, it will not be exposed to excessive moisture. It is a product that can be easily repainted to keep a clean finish.



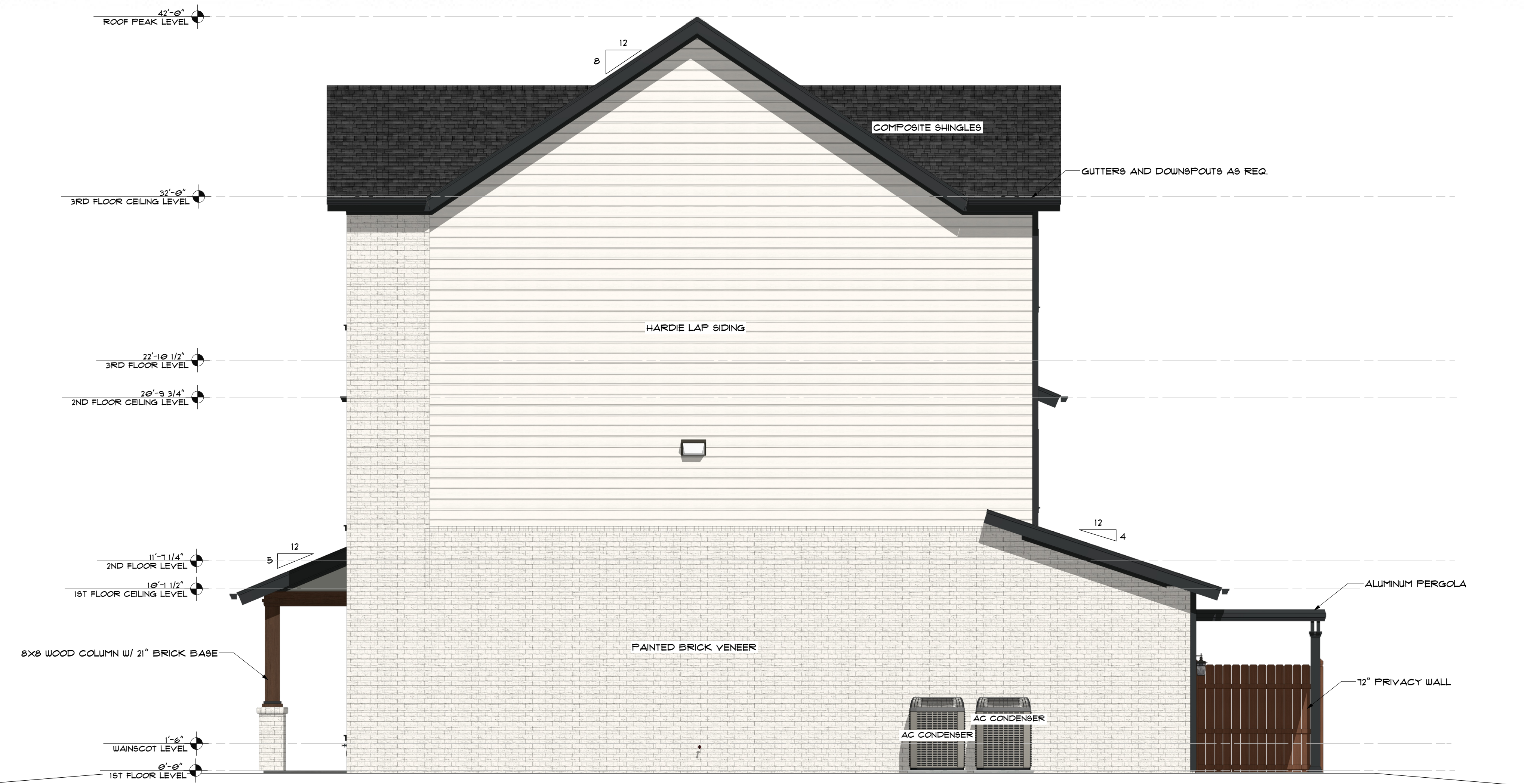
FRONT ELEVATION

SCALE: 3/16" = 1'-0"

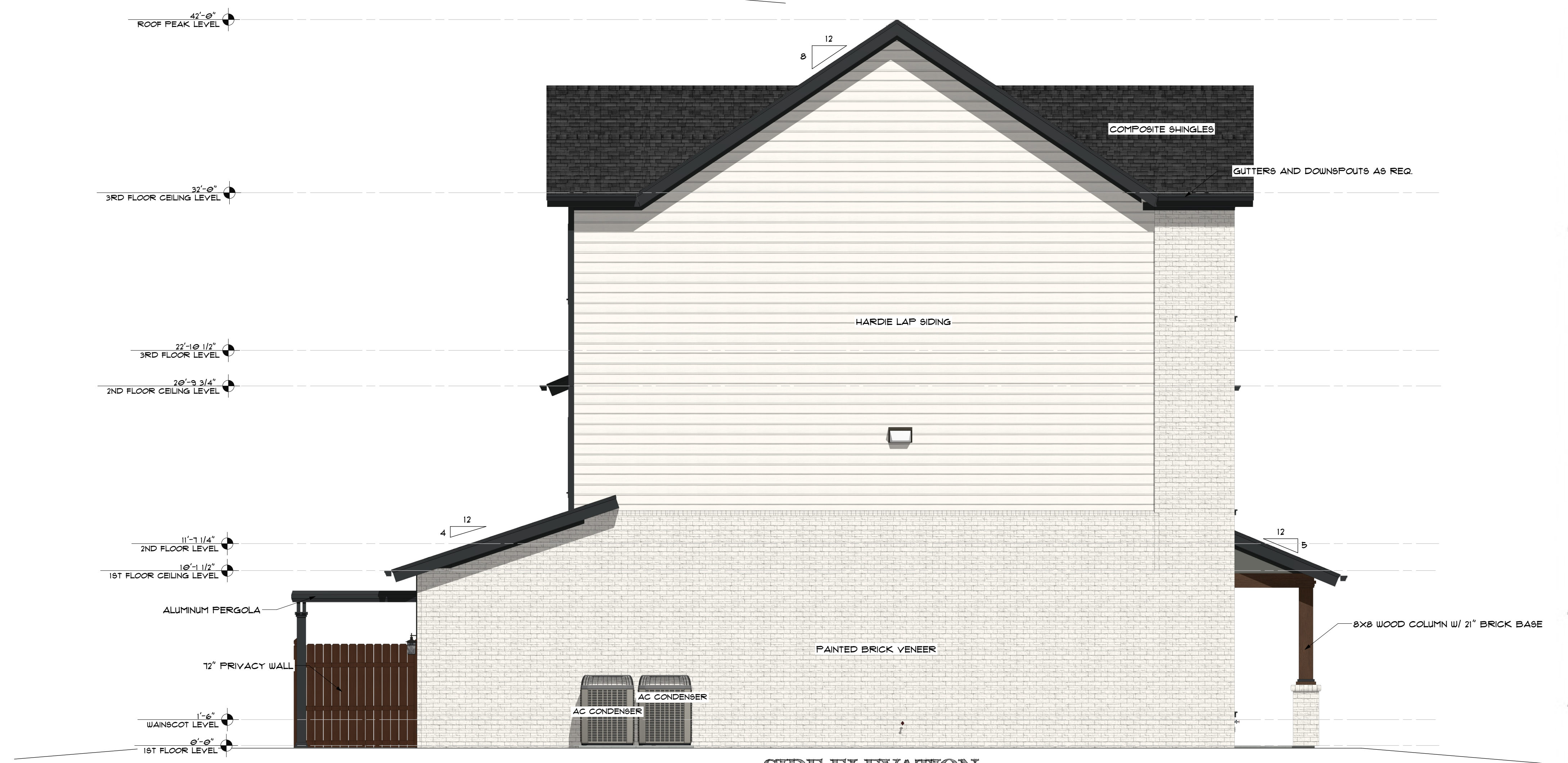


REAR ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Submission #2 Hardie Plank Cement Siding



NUMBER	TITLE	PAGE
1	TITLE PAGE	
2	GENERAL NOTES / AREA CALCULATIONS	
3	SITE PLAN	
4	UTILITY PLAN	
5	PLAN - OVERVIEW / FIRE WALL	
6	PLAN - FOUNDATION	
7	ENGINEERED FOUNDATION PLAN	
8	PLAN - 1ST FLOOR	
9	PLAN - 2ND FLOOR	
10	PLAN - 3RD FLOOR	
11	SCHEDULES / BLOCKING DETAILS	
12	FRONT / REAR EXTERIOR ELEVATIONS	
13	EXTERIOR SIDE ELEVATIONS	
14	ROOF LAYOUT PLAN	
15	ELECTRICAL PLAN - 1ST FLOOR	
16	ELECTRICAL PLAN - 2ND FLOOR	
17	ELECTRICAL PLAN - 3RD FLOOR	



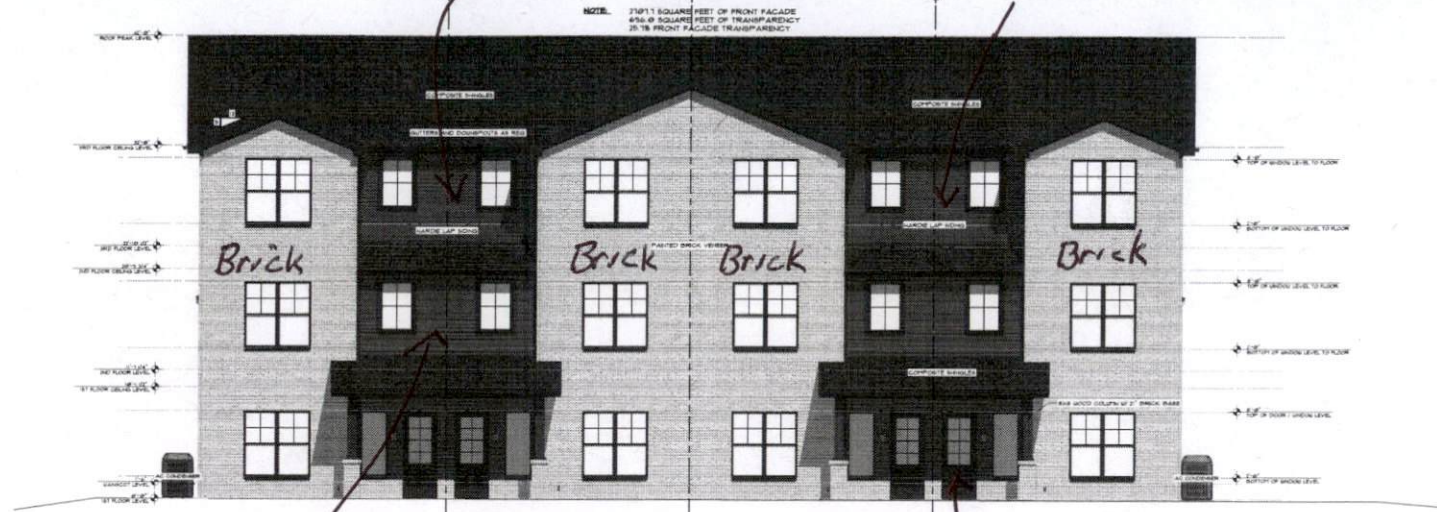
THE MARK ON MILLER

111 WEST MILLER - STILLWATER, OKLAHOMA

WWW.DESIGNERSINK.US

Hardie Plank Siding

Hardie



FRONT ELEVATION
Miller St. SCALE: 3/16" = 1'-0"

Hardie

Hardie



REAR ELEVATION SCALE: 3/16" = 1'-0"

Brick

Brick

Brick

WWW.DESIGNERSINK.US

DESIGNER'S
INK
GRAPHIC & BUILDING DESIGN, LLC

DESIGNER: JEFF DILLON
DRAFTING BY: B. VANDERBURGH
CLIENT: DAN GREFFLEY

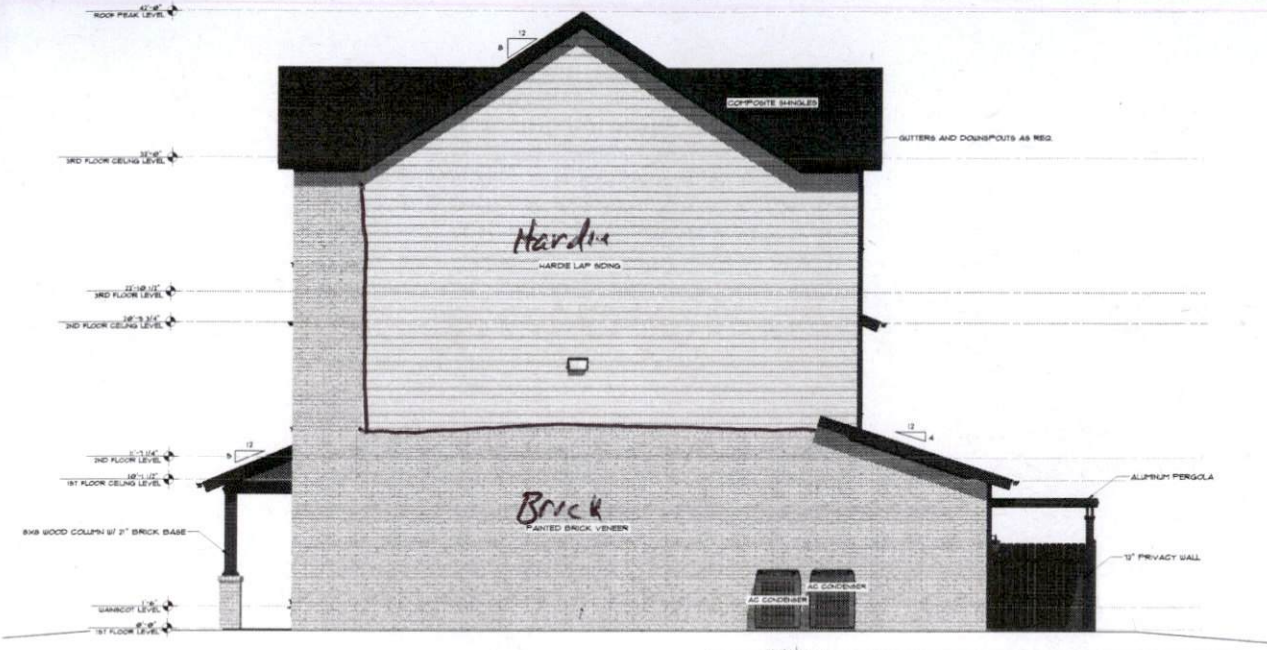
TOWNHOME
COMPLEX
100 WEST MILLER AVENUE
STILLWATER, OKLAHOMA

FRONT / REAR
EXTERIOR ELEVATIONS

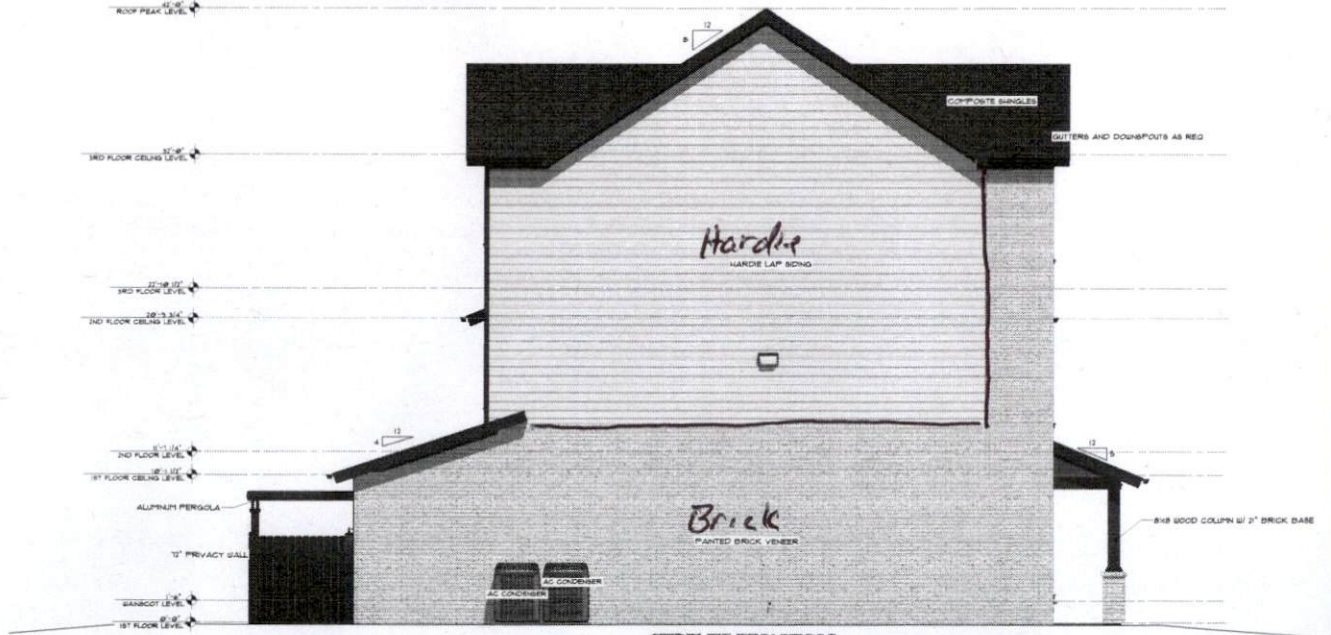
REVISION
DATE
9/26/2025

SHEET #
12

ALL DESIGN PLANS, RENDERINGS AND DRAWINGS ARE COPYRIGHT 2024 © DESIGNER'S INK GRAPHIC & BUILDING DESIGN, LLC



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WWW.DESIGNERSINK.US

SCALE: 1/4" = 1'-0"

ALL DESIGN PLANS, RENDERINGS AND DRAWINGS ARE COPYRIGHT 2014 - DESIGNER'S INC. GRAPHIC & BUILDING DESIGN, LLC

DESIGNER'S
INK
GRAPHIC & BUILDING DESIGN, LLC

DESIGNER: JEFF DILLON
DRAFTING BY: S. VANDERBUSH
CLIENT: DAN GIBBSLEY

TOWNHOME
COMPLEX
1609 WEST MILLER AVENUE
STILLWATER, OKLAHOMA

EXTERIOR SIDE
ELEVATIONS

REVISION
DATE
3/26/2025

SHEET #
13

KEY NOTES

- ① PARKING STRIPE
- ② PROPOSED 4.25' CURB OPENING W/SPLASH BLOCK
- ③ PROPOSED 1' CURB OPENING
- ④ 51.4 L.F. 1'-FT WIDE CONCRETE FLUME @ 0.6%
- ⑤ TYPE A CURB RAMP
- ⑥ 6' SIDEWALK
- ⑦ BACK PORCH LIGHTS

PROPOSED FEATURES LEGEND

- PROPOSED CONTOUR
- PROPOSED CONCRETE PAVING
- PROPOSED SIDEWALK PAVING
- PROPOSED CURB AND GUTTER

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.
- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB. STANDARD PAVING DIMENSIONS ARE: CURBRADII ARE 5'; DRIVE AISLES ARE 24', PAVING SPACE DIMENSIONS ARE 9', DEPTH 18" (WIDTH 2' BUMPER OVERHANG), ALL SIDEWALKS ARE 4' UNLESS OTHERWISE STATED. ALL CONSTRUCTION SHALL CONFORM TO ADA AND ANSI STANDARDS.
- 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 AS SHOWN ON THESE PLANS IS BASED ON OBSERVED EVIDENCE 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.
- UPON PROJECT COMPLETION, DOCUMENTS WILL BE FILED GRANTING ALL LOTS SHARED ACCESS TO ALL PARKING SPACES. SEE PARKING SUMMARY TABLE FOR REQUIRED AND PROPOSED PARKING SPACES.
- ALL ROOF SLOPES AND DRAINS MUST DRAIN TO THE PARKING LOT.

LEGAL DESCRIPTION

A tract of land being a part of the Corrected Warranty Deed recorded in Book 2864 on Page 275 as filed with the Payne County Clerk's office, located within Lots 7, 8, 9, 10, 11 and 12, Block 2 of Central Addition to the City of Stillwater, Payne County, State of Oklahoma, more particularly described as follows:

All of Lots 7, 8, 9, 10, 11 and 12, of Block 2, Central Addition to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat there of.

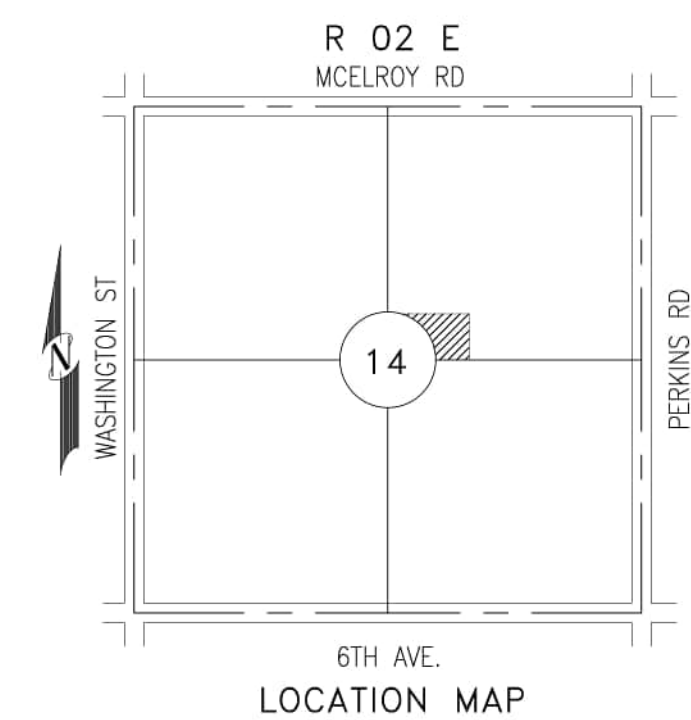
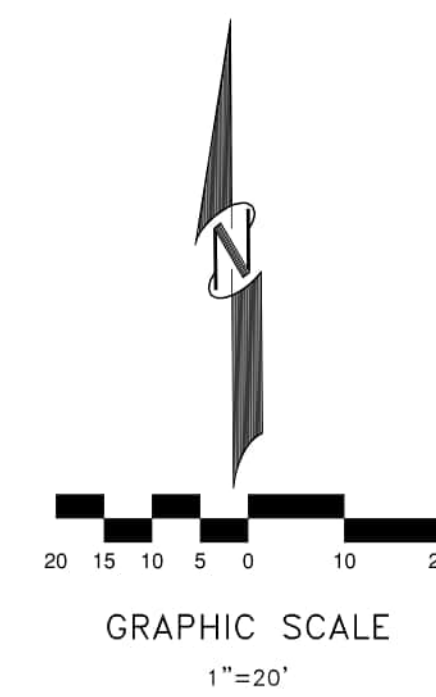
And

A tract of land located in the Northeast Quarter of Section 14, Township 19 North, Range 2 East of the Indian Meridian, Payne County, State of Oklahoma, more particularly described as follows:

Beginning at a point 20.00 feet East and 5.00 feet North of the Southwest Corner of the said Northeast Quarter, thence North 147.50 feet, thence East 150.00 feet, thence South 147.50 feet, thence West 150.00 feet to the Point of Beginning.

PARKING SUMMARY			
PARKING SPACES	STANDARD	HANDICAP	BIKE
PROPOSED (REQUIRED)	38 (30)	2 (2)	0 (0)

*REQUIRED PARKING NUMBERS BASED ON 8 5-BED TOWNHOMES LOCATED IN T5 DISTRICT



BENCHMARK

- BM #1: 1/2" REBAR W/CAP: N-410102.0542; E:2246462.7105; ELEVATION: 881.48'
- BM #2: 1/2" REBAR W/CAP: N-410440.9093; E:2246622.2324; ELEVATION: 884.75'
- BM #3: 1/2" REBAR W/CAP: N-410462.4295; E:2245939.4717; ELEVATION: 885.49'

REVISIONS

REV	DATE	DESCRIPTION	BY	APP'D



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

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

GRIMSLEY TOWNHOMES
 119 W MILLER AVENUE
 STILLWATER, OK

SITE PLAN

DRAWN BY	DATE
IDC	04/25
SCALE	SHEET
1"=20'	C101





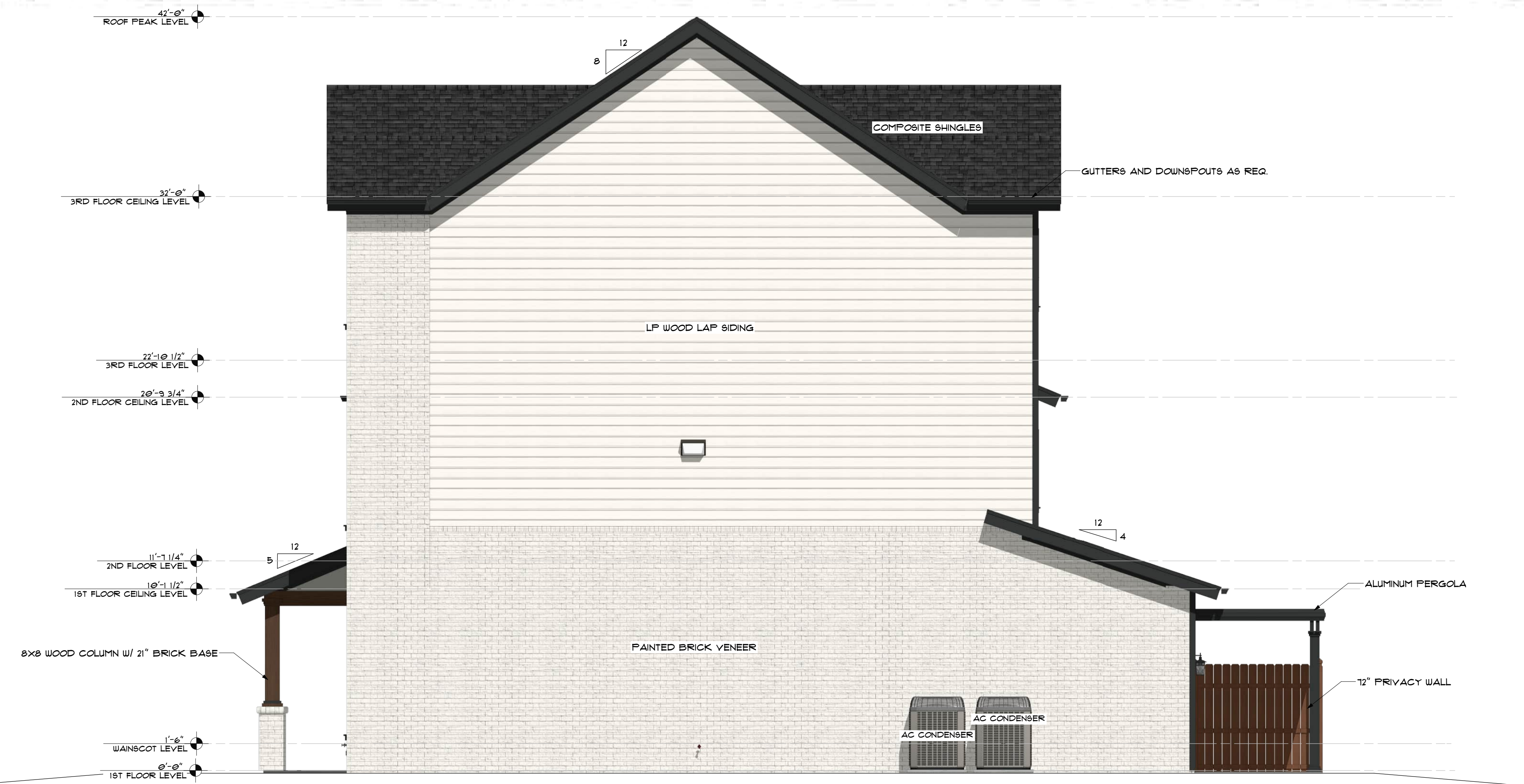
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



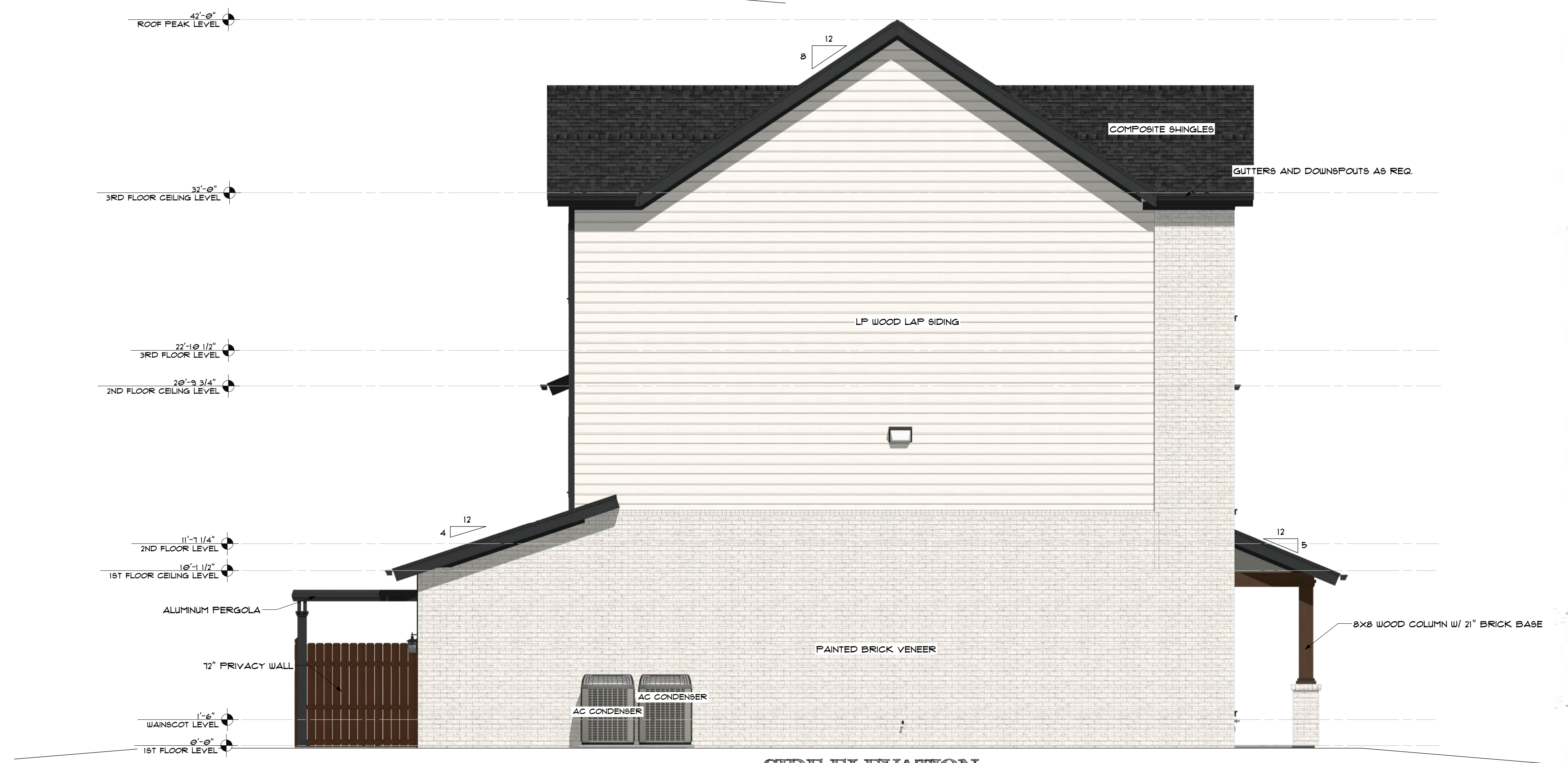
REAR ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Date of Meeting: December 2, 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.

This application was tabled on October 21st, per the applicant's request. This application was then withdrawn before the November 4th meeting and resubmitted for consideration tonight.

Application Processing Information:

Applicant - Hawk Development Holdings, LLC and Safe Alusi
Owner – Thana & Fahtima Alusi
Notice – Letters mailed to property owners within 300 feet

Processing Track:

Submittal Date – August 5, 2025 & November 4, 2025
Planning Commission – December 2, 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.

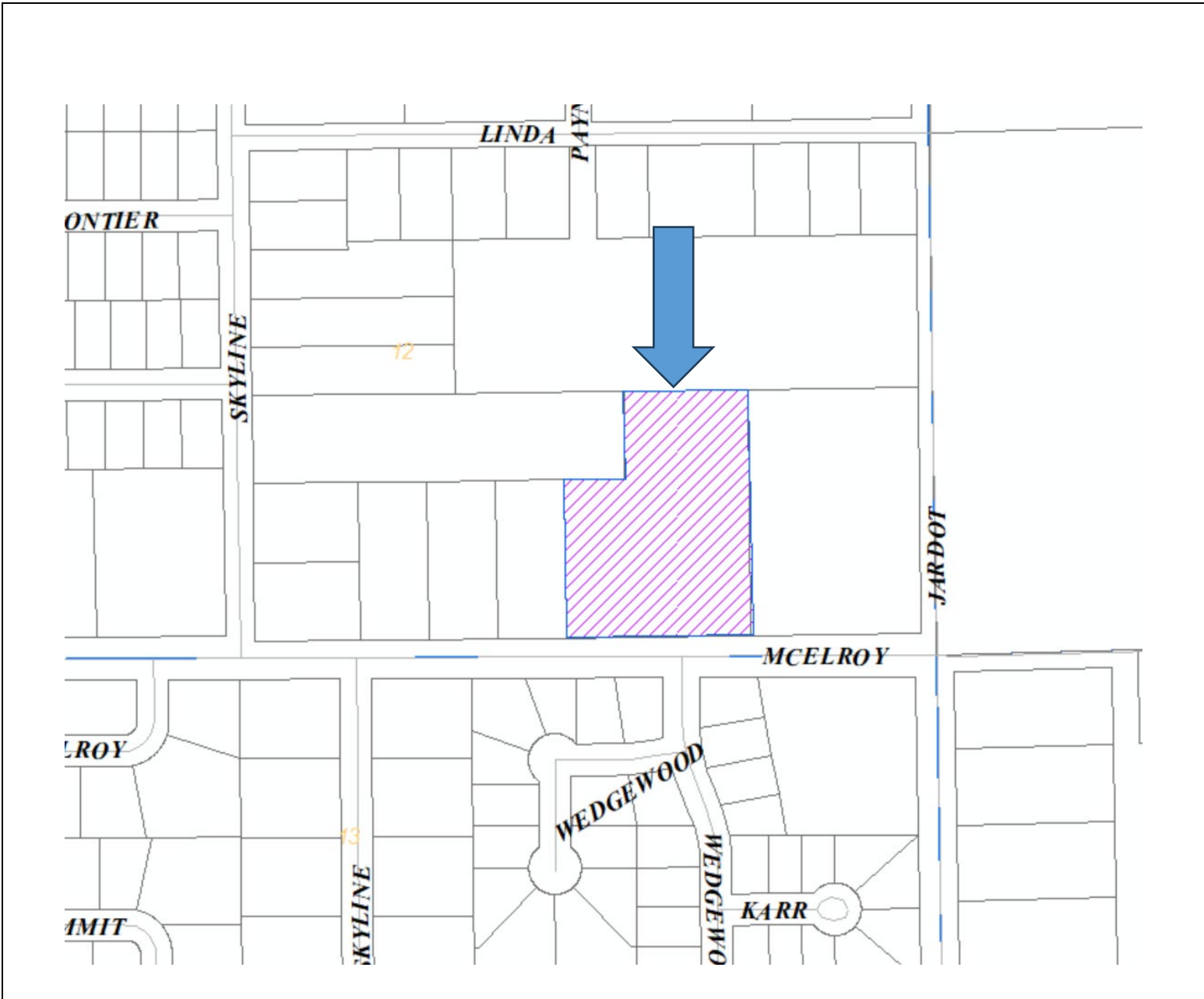
Alternatives:

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:

- Staff recommends Alternative 1.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth, Development Services Director
Joshua Brown, Development Coordinator
Cindy Gibson, Administrative Services Manager
Date of Preparation: November 5, 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

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF NOVEMBER 4TH, 2025
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED October 30th, 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

David Barth, Development Services Director
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

1. CALL MEETING TO ORDER.

Chair Phillips called the meeting to order at 5:30 pm and explains the proceedings for the evening. Chair Phillips notes there will be a 5 minute time limit per speaker for the public hearing portion of the evening.

2. GENERAL ORDERS

- a. Consider request for a Final Plat (SUB25-19) named Richmond Road & Highway 177 Addition in the General Industrial (IG) zoning district at 1500 E. Richmond Rd.

Henry Bibelheimer, Senior Planner, presents the item.

Commissioner Shanahan noted that there have been multiple complaints about road conditions and possible pollution of the pond related to the construction and asked what was being done to mitigate those complaints. Mr. David Barth, Development Services Director, responds that the first issue, regarding Richmond Road, is being addressed; the developer is planning to pave Richmond Road from Perkins Road all the way east to Jardot for the full mile; construction on that paving is expected to begin within the next few months; and there will also be some water line improvements and other related work to complete, but the road will be paved.

Mr. Barth added the developer has been maintaining the road in the interim, as there has been damage from increased traffic and truck activity; and the contractor has been working with Public Works to make temporary repairs until final construction begins.

Mr. Barth comments stated there were drainage issues earlier in the project when grading began and spring rains caused runoff; at that time, the developer had to go back out and reinforce their erosion control measures. Mr. Barth said there were complaints received in the spring, specifically from Park View Estates, but he is not aware of any recent complaints; and he noted the area has not had much rain

recently other than about a week and a half ago, and he had not heard of any renewed concerns since then.

Chair Phillips asks if there are any further questions for staff; none respond. Chair Phillips invites staff back to present findings and alternatives.

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

Findings:

1. The proposed final plat substantially meets the subdivision and zoning requirements.
2. The C3 Plan recommends Industrial uses at this location.

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 Final Plat as presented.

Vice Chair Williams motions to approve the Final Plat as presented. Commissioner Peters seconds.

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

Time: 6 minutes

- b. Review and discussion regarding approval of the Planning Commission 2026 meeting schedule.

Vice Chair Williams motions to approve the 2026 meeting schedule as presented. Commissioner Peters seconds.

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

Time: 1 minute

3. ITEMS REMOVED FROM THE CONSENT DOCKET

N/A

4. PUBLIC HEARING

- a. Receive public comment regarding a request for a Map Amendment (MA25-15) to rezone property addressed as 711 S. Ramsey Street from Small Lot Single Family Residential (RSS) to Two-Family and Multi-Family (RTM) district.

Mr. Henry Bibelheimer, Senior Planner, presents the item.

Chair Phillips asks if there are any questions for staff; none respond. Chair Phillips invites the applicant or representative to present.

Mr. Stephen Gose, Gose & Associates, 113 E 8th Avenue restated staff's point that they are attempting to clean up a zoning inconsistency on a piece of land recently purchased by his client; noted the zoning map shows RTM zoning all around the subject area except for this single parcel, which was part of the former Covenant School site; and the request is simply to rezone this one remaining piece to match the surrounding RTM zoning.

Chair Phillips asks if there are any questions for Mr. Gose; none respond. 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 the findings and alternatives, which are Findings:

1. The proposed Map Amendment aligns with the future land use map in the comprehensive plan.
2. The proposed rezoning to RTM aligns with the zoning districts to the north, south, and east.

Alternatives:

1. Accept findings and recommend that the City Council approve the 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 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's Recommendation: Approve the Map Amendment as presented.

Commissioner Peters moves to approve the Map Amendment as presented. Commissioner Shanahan seconds.

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

Time: 3 minutes

- b. Receive public comment regarding a request for a Map Amendment (MA25-13) to rezone property addressed as 998 S. Murphy Street from Small Lot Single Family Residential (RSS) and Commercial General (CG) to Commercial General (CG) district.

Mr. Henry Bibelheimer, Senior Planner, presents the item.

Chair Phillips asks if there are questions for staff; none respond.

Chair Phillips invites the applicant or representative to present.

There is no applicant or representative for the item.

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 the findings and alternatives, which are:

Findings:

1. The proposed Map Amendment aligns with the future land use map in the comprehensive plan.
2. The proposed rezoning to CG aligns with the commercial uses proposed by the Preliminary PUD, which was approved in 2011 on this property.
3. The properties to the north and east of the property are zoned CG.

Alternatives:

1. Accept findings and recommend that the City Council approve the 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 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.

Recommendation:

Staff's Recommendation: Approve the Map Amendment as presented.

Commissioner Peters moves to approve the Map Amendment as presented. Commissioner Shanahan seconds.

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

Time: 5 minutes

- c. Receive public comment regarding a request for a Map Amendment (MA25-12) to rezone property addressed as 802 S. Western Road from Small Lot Single Family Residential (RSS) to Office (O) district.

Mr. Henry Bibelheimer, Senior Planner, presents the item.

Vice Chair Williams asked for the timeline on when Western Road is expected to become fully commercial, noting there is currently a significant amount of single-family residential all along Western; and that it seems like it would be a very long time before Western looks like the commercial corridor the long-range plan suggests.

Mr. Bibelheimer stated there is no set timeline; elaborated that the current comprehensive plan update also calls for commercial along Western, but there is no schedule for when that transition might occur;

and continued that change would likely be gradual, parcel by parcel, as properties are bought or redeveloped — not all at once through any large coordinated effort.

Vice Chair Williams asked for insight into why the City thinks Western will become all commercial. Mr. Bibelheimer explained that the idea comes from the comprehensive plan, the fact that Western is considered a prime arterial corridor; already has four lanes on the north side of 6th Avenue and four lanes on the south side of 12th Avenue; and stated that because of that arterial function, it is likely that over time Western would become commercial in nature.

Vice Chair Williams then asked if there was a timeline for Western to become four lanes consistently. Mr. Bibelheimer responded there are no funded projects at this time to complete that four-lane widening, and while that might be a general desired goal, there is no funding or schedule in place.

Chair Phillips asks if there are any further questions for staff; none respond. Chair Phillips invites the applicant or representative to present.

Mr. Stephen Gose, Gose & Associates, 113 E 8th Ave., comes to the podium and speaks in the following:

- Comments staff already covered the current comprehensive plan, and the future comprehensive plan that is currently being worked on also calls for this area to be neighborhood commercial, instead of blanket commercial all the way along 8th Avenue.
- The remainder of that neighborhood area would be planned for smaller-lot, lower-density single-family, not high-density residential as shown in the current plan.
- Clients have been searching all over town for land, and this site was available.
- They knew it would require rezoning, which is why they are here.
- The intention is to construct a medical office building on the site, which could serve as a buffer between Western Road and the neighborhood to the west.
- Acknowledged there were concerns from the neighborhood.
- Received the same letters the Commission did.
- Many of the concerns relate to the final design details — items such as setbacks, drainage, access, and similar site development considerations.
- Stated those items will be reviewed and handled by staff through the standard process to ensure the site meets code.

Mr. Gose also addressed a concern related to the notification mailing list; explained the property owner list was prepared in accordance with Section 23-58(C) of the code which is to measure from the edge of the parcel, exclusive of right-of-way; and believes that is why a few properties that received notices years ago did not receive notices this time.

Mr. Gose comments that they are requesting an Office zoning rather than a Commercial Shopping designation like the property to the north, because office zoning allows fewer uses and is more “neighborhood scale” in their opinion.

Chair Phillips asks if there are any further questions for Mr. Gose; none respond.

Chair Phillips opens the public hearing and asks if anyone wishes to speak in favor of the item.

Mr. Craig Weldon Carson, Allora and Oklahoma Arthritis Center, comes to speak on the following:

- Explained he is a rheumatologist who trained at Mayo Clinic and has spent his career focused on providing patient-first arthritis care.
- Patients should not have to wait months to be seen or drive long distances for treatment.
- Has deep ties to Stillwater and Oklahoma, and he founded the Oklahoma Arthritis Center in 2000.
- Opened a clinic in Stillwater four years ago, which now employs 15 Stillwater families.
- Lease expires next October and is concerned they may not be allowed to remain at their current location.
- Stated they are seeking a permanent home for their clinic and believe the 8th and Western property is the right location.
- Want to remain in the core medical area, be good neighbors, and continue providing accessible rheumatology care in Stillwater.
- Concluded by asking the Planning Commission for support.

Chair Phillips asks if anyone would like to speak in opposition to the item.

The following come to speak:

- Brian Corea, 2401 W 8th Ave.
- Bobby Bonner, 801 Wicklow St.
- Steve Trumpler, 818 Wicklow St.
- Bob Hall, 2218 W. 5th
- John Silva, 2210 8th Ave.
- Maxine Mustard, 2201 W. 10th Ave.

The following comments were shared:

- Two main concerns are:
 1. West 8th Avenue is in very poor condition and is not appropriate for commercial traffic.
 2. Flooding issues already exist in the area.
- This site and the site just to the north have both been the subject of past rezoning attempts.
- Both Planning Commission and City Council previously recognized that neither Western Road nor West 8th Avenue can handle commercial load.
- The requested rezoning would create a commercial “island” inside a residential neighborhood, and approving it would set a precedent for more commercial requests up and down Western.
- Believes traffic will route through multiple neighborhood streets (8th, 9th, Wicklow) and could be substantial given the size of the proposed office building.
- Questioned the City’s interpretation of the code regarding mailed notice and suggested the code may need revision if notices are being excluded based on right-of-way interpretation as well as asked about the 40% maximum lot coverage rule and how that would be applicable.
- Believes MA25-12 would push commercial traffic onto West 8th Avenue — a narrow, 17-foot-wide residential street that is already in poor condition and already used as a cut-through to avoid the congested 6th & Western intersection.
- Commercial traffic on 8th would be unsafe and goes against the City’s own C3 Plan guidance.
- Raised serious concerns about flooding.
- Several properties were damaged in the 2019 floods, and he believes adding more impervious commercial surface will worsen flood risk on a street that already floods during normal rain events.

- Stressed this is a stable family neighborhood near schools and parks, and commercializing inside it would harm neighborhood character and child safety — especially with no sidewalks.
- Closed by saying there are many vacant commercial buildings in Stillwater already, and this commercial use should not be placed inside a residential block.
- Many long term residents in the area.
- Street capacity/safety – 8th Street is narrow, not built to city street standards, and two cars often cannot pass each other.
- Neighborhood is already walkable and close to many services — approximately 52 businesses within ½ mile location.
- Believes that there are over 5,000 acres of vacant Greenfield land inside city limits.
- Questions why development cannot go on available land elsewhere instead of inside a long-established neighborhood.
- Comment that if Western becomes four lanes and fully commercialized from 6th to 12th, that would eliminate 30–40 homes.
- Urged the Commission not to start that process and to leave the property residential, noting there is already a housing shortage.
- Most nearby property owners are opposed, and he asked the Commission to protect the neighborhood.
- Opposes the rezoning primarily due to severe traffic congestion on Western and 6th, especially 7:30–9:30 a.m. and 4:30–6:00 p.m., compounded by school traffic between the middle and junior high schools.
- Urges no additional businesses at this location; prefers replacing lost homes with family housing instead.
- Notes planned roadway widening has been delayed to 2031, reinforcing that traffic issues should be resolved before any new development proceeds.
- Walkability. Many residents in the area regularly walk across Western to go to nearby businesses like Braum's.
- Crossing Western on foot is already difficult at most times of day because of traffic and increasing commercial development in this area would make pedestrian safety and walkability worse, and therefore he opposes the rezoning.
- Very familiar with the long-standing flooding problems near Myers Park and Stillwater Creek.
- Experienced high flood water multiple times over the past 50 years, including 2019, when water was waist-deep in parts of the neighborhood.
- The area consistently floods east, west, and south of her location, and adding more concrete through commercial development will make flooding worse because the water has nowhere to go.
- Prefers a medical clinic over apartments or generic commercial uses because medical clinics tend to be good neighbors and maintain their properties.
- Regardless of the proposed use, believes the City must address the Stillwater Creek flooding issues first before approving further development on this side of Western.

Chair Phillips invites the representative back up to address questions that have been raised.

Mr. Gose returns to the podium.

- Regarding the “5,000 acres of vacant land” referenced in the comprehensive plan discussions - client has been searching for four years and this was one of the *very few* properties available that fit their needs.
- Clarified that 8th Avenue is shown on the original plat with right-of-way (ROW) similar to Western — and additional ROW would be dedicated through this project to meet the required ultimate widths for both Western and 8th.
- Sidewalks would be added on Western and on 8th Avenue if this development moves forward, addressing part of the neighborhood walkability concern.
- A drainage study and on-site detention would be required and reviewed by City staff or a third-party consultant to address stormwater and runoff issues.
- Clarified that the “40% lot coverage” code limit applies to building footprint only, not the total impervious surface like parking.
- Estimated the medical office use would generate about 31 peak hour trips in the afternoon peak.
- Concluded by stating they believe the proposal is consistent with both the current comprehensive plan and the plan update being developed.

Chair Phillips closes the public hearing and invites staff to present findings and alternatives.

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

Findings:

1. The Land Development Code allows professional and administrative office and services by right in the Office (O) District by right.
2. The proposed Map Amendment partially aligns with the future land use map in the comprehensive plan.

Alternatives:

1. Accept findings and recommend that the City Council approve the 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 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’s Recommendation: Approve the Map Amendment as presented.

Vice Chair Williams asks Chair Phillips to explain the history specifically in 2021, when this same property and the adjacent tract were previously brought forward for rezoning, the comprehensive plan at that time also showed that Western was planned to be commercial in the future; and specifically why, in 2021, the Planning Commission still chose not to approve that rezoning.

Chair Phillips responded that in 2021, many of the same concerns they heard tonight were present then as well; especially, the constant discussion of widening Western, long-standing neighborhood flooding issues; the overall walkability of this area; the question of whether the timing was right for commercial intrusion into this block.

Chair Phillips explained she has lived in Stillwater over 40 years and is familiar with how frequently this part of town floods; said that while Western is already four-lane north of 6th, and also four-lane south of

12th, it is reasonable to assume that someday Western will be four-lane through this segment as well but “someday” was not now, nor was it in 2021; she said that in 2021, she did not believe the neighborhood, nor the City infrastructure, was ready for commercial infill at this specific location.

Chair Phillips also commented on the neighborhood’s walkability; repeated what a neighbor said earlier about there being 52 businesses within a half-mile walking radius; walkability improves neighborhoods, health, and social interaction because people actually see and engage with their neighbors; acknowledged, however, that the walkability argument cuts two ways: if the area already has many businesses, does it make sense to add a few more or, as neighbors said, do we already have plenty.

Commissioner Shanahan added his recollections of the 2021 discussion; the Commission back then talked about the concept of mixed-use neighborhoods and the idea that low-scale commercial can sometimes be integrated into neighborhoods; a medical office is not, by nature, a high-impact use; stated that Stillwater has a serious concern about housing availability; in his view, the highest and best use of this lot for the community not for maximum private profit is housing, not office; and continuing to keep this lot residential would support housing supply.

Commissioner Shanahan also noted he has lived in Stillwater for 28 years and has heard the Western widening discussions the entire time; emphasized that widening requires City funding, and he does not know when or if that funding will materialize; and does not personally see the Western corridor between 12th and 7th becoming fully commercial any time soon.

Chair Phillips agreed traffic congestion on Western has visibly increased, especially in the last 5–10 years; questioned whether widening Western would actually relieve congestion but acknowledged that would require a traffic study; noted that some residents have suggested targeted improvements like adding turn lanes at 9th and perhaps also at 8th might alleviate some congestion.

Chair Phillips also returned to the issue of zoning depth; the comprehensive plan only extends commercial about two-thirds of the depth of this lot; beyond that area, the plan shows the remainder transitioning back into residential; a medical office can act as a transitional, “step-down” zoning type because a one-story medical office has a more residential scale and appearance; however, still has two main concerns: and those are how deep this rezoning extends into the neighborhood and whether this is the right time to make that change.

Vice Chair Williams said he can envision a future where commercial or office extends along Western, but right now with current traffic issues and the lack of roadway capacity he does not believe the infrastructure is ready to support starting that transition.

Commissioner Peters agreed, stating he believes there is a valid need to expand medical access in Stillwater, but this specific location is not appropriate; approving this here would damage the integrity of the existing neighborhood and hopes the applicant is able to find another location that does not create fits better.

Commissioner Peters moves to not approve the Map Amendment. Commissioner Shanahan seconds the motion.

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

Time: 51 minutes

- d. Receive public comment regarding a Text Amendment to Stillwater City Code Chapter 23, Land Development Code, Article VI, Land Use Classifications, to amend or to add a setback exception in Division 3, Residential Districts, Sections 23-136 through 23-142 and 23.144, Division 4, Commercial Districts, Sections 23-150 through 23-153, Division 5, Industrial Districts, Sections 23-160 through 23-161, and Division 6, Agriculture District, Public District and University District, Section 23-170.

Mr. Henry Bibelheimer, Senior Planner, presents the item.

Chair Phillips asks if there are questions for staff; none respond.

Chair Phillips opens the public hearing and asks if anyone wishes to speak in favor of the item;

Stephen Gose, Gose & Associates, 113 E 8th Avenue states that in older neighborhoods, reduced setbacks are commonly needed, and in the past they were usually granted through the Board of Adjustment or sometimes by vacating right-of-way; the City is less willing to vacate right-of-way, and the alternative legal process to adjust setbacks is unnecessarily long and complicated. Mr. Gose continues in that this code amendment would streamline what is already happening in practice, reflect the actual built pattern of these older areas, and avoid extra procedural steps; and stated that he has seen no negative impacts from allowing these setback adjustments, and he asked the Commission to approve the change.

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 the findings and alternatives, which are:

Findings:

1. The proposed text amendment updates the verbiage for the exception that allows the front setback to be reduced when the development abuts a local street with 100 feet of right-of-way.
2. The proposed text amendment will also expand the zoning districts that the exception applies to.

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 Recommendation: approve the proposed Text Amendment as presented.

Commissioner Peters moves to approve the Text Amendment as presented. Commissioner Shanahan seconds the motion.

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

Time: 6 minutes

- e. 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. (Tabled from October 21, 2025 meeting.)

Chair Phillips advises that this item has been withdrawn, no action is taken.

5. FOR REVIEW AND POSSIBLE ACTION.

- a. Regular meeting summary of October 21st, 2025.

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

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

Time: 1 minute

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

- a. Next Regular Meeting is November 18th, 2025.

7. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice Chair Williams, seconded by Commissioner Peters at approximately 6:44 PM on November 4th, 2025. The next regularly scheduled meeting will be held Tuesday, November 18th, 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

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF NOVEMBER 18TH, 2025
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED November 13th, 2025 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET

MEMBERS PRESENT

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

STAFF PRESENT

Rachel Bernish, Asst. City Manager
David Barth, Development Services Director
Kim Payne, Assistant City Attorney
Henry Bibelheimer, Senior City Planner
Joshua Brown, Development Coordinator
Cindy Gibson, Admin. Services Manager

MEMBERS ABSENT

Staff Absent

1. CALL MEETING TO ORDER.

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

2. PUBLIC HEARING

- 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".

Mr. Henry Bibelheimer, Senior Planner, comes to the podium and introduces Ms. Dawn Thomas and Mr. Jake Lange with Freese and Nichols (FNI).

Ms. Thomas and Mr. Lange present the eight (8) chapters of the proposed plan, which are:

- Introduction and Community Snapshot
- Land Use and Development
- Transportation and Mobility
- Housing and Neighborhoods
- Economic Development and Redevelopment
- Community Character, Arts and Culture
- Infrastructure, Public Facilities and Services
- Implementation

Discussion is held regarding the vision, goals within each chapter, how the plans ties back to the vision, FNI's consultant Community Development Strategies (CDS) work with FNI to develop the housing study component of the plan and TXP that assisted with the transportation component; thanks to the City Council and other on the advisory committee for sharing their vision, thoughts and guidance; and the history of how the final draft came together.

Discussion is held regarding the action items, goals and prioritization; how the City Councilors on the advisor committee liked the "To Do" list; recommend an annual review of the plan to ensure it still aligns with the Strategic Plan; at five (5) years, need to look at demographics and where is Stillwater starting to grow; and then at fifteen (15) years, does the plan need to be updated.

Commissioner Shanahan talks about the implementation and how tracking in manufacturing uses Gant charts and bar charts and asks what the City is going to use to track or measure goals; and also, it would be useful for the City to check the status of the various other plans referenced within the Comp Plan. Commissioner Shanahan continues talking about housing stock and short-term rentals and how it has impacted the housing stock.

AMENDED: Commissioner Shanahan comments that, in terms of floodplain, there is a dam on Lake Carl Blackwell that has been identified that is in need of being addressed, if that ever broke and have seen flood plains identified on land use maps that could be a major issue; good to see the plan identify several issues related to flood plain as that is a concern; something referencing resiliency such as the wildfire event in March but are there procedural or process changes to aid in any future events; is there any consideration of land use modification that could be made to address the raw land to urban interface. Ms. Thomas responds that items such as the dam and other disasters are addressed by the Hazard Mitigation Plan the City adopted in March of 2025. Ms. Thomas comments further regarding plans such as the Hazard Mitigation Plan being a plan that identifies those high hazard dams and how this aid in applying for federal funds to remediate.

Chair Phillips asks about the employment zone referenced in the Land Use Categories. Ms. Thomas responds that it was a method to identify areas of employment, not a zoning category.

Chair Phillips comments that it is nice to see the mixed used references.

Chair Phillips asks if there are any further questions; none respond. Chair Phillips opens the public hearing and asks if there is anyone that wishes to speak in favor of this plan; none respond. Chair Phillips asks if there is anyone that wishes to speak in opposition of this plan; none respond. Chair Phillips closes the public hearing and asks for staff to present alternatives.

Mr. Bibelheimer presents findings and alternatives, which are:

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.

Commissioner Shanahan states the detail within the plan is very clear and very important, outlines goals for the city and the various boards, is easy to follow and you listened to the City and the residents. Chair Phillips reiterates and supports Commissioner Shanahan’s comment.

Commissioner Prather moved to approve Alternative #1 to accept findings and recommend that the City Council adopt the proposed Envision Stillwater 2045 Comprehensive Plan as presented. Commissioner Peters seconds.

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

Time: 65 minutes

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

a. David Barth, Dev. Services Director, comes to the podium and wishes to express thanks to all who helped develop this plan and wants to let Planning Commission know that staff had a meeting today regarding the Land Development Code re-write; City Council recently approved a professional agreement and that has been entered into; and this re-write will be coming to Planning Commission next year. Mr. Barth states that there will also be a transparent way of sharing with the public like with the comp plan.

b. Next Regular Meeting is December 2nd, 2025.

4. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice Chair Williams, seconded by Commissioner Peters at approximately 6:40 PM on November 18th, 2025. The next regularly scheduled meeting will be held Tuesday, December 2nd, 2025, at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 South Lewis Street.

Prepared by Cindy Gibson, Administrative Services Manager

Approved by - _____
Stillwater Planning Commission