

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 Jar-dot 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 on 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 Trompler, 818 Wicklow St.
- Bob Hallrah, 2218 W. 5th
- John Tilva, 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

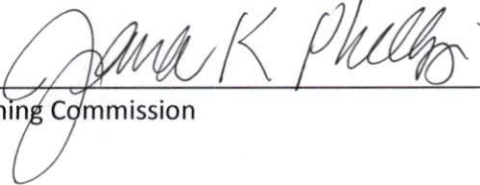
6. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION:

- 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