

STILLWATER PLANNING COMMISSION SUMMARY  
REGULAR MEETING OF NOVEMBER 18<sup>TH</sup>, 2025  
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING  
LAW, THE AGENDA WAS POSTED November 13<sup>th</sup>, 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 a 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.

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 2<sup>nd</sup>, 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 18<sup>th</sup>, 2025. The next regularly scheduled meeting will be held Tuesday, December 2<sup>nd</sup>, 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