

PLANNING COMMISSION MEETING AGENDA
DECEMBER 16, 2025



723 S. Lewis Street, Room 1122
Stillwater, OK 74074
5:30 PM

Chair Jana Phillips, Vice-Chair Riley Williams, Commissioner Mike Shanahan, Commissioner Mark Prather, and Commissioner David Peters.

NOTE: Members of the Planning Commission and City Staff will gather prior to the regular meeting in Room 1121 beginning at 5:00 PM. No Planning Commission business will be discussed or otherwise acted upon at this time. This is not a closed session, and members of the public and press are welcome to attend.

1. Call Meeting to Order

2. Public Hearing

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

- | | |
|----|--|
| a. | Receive public comment regarding a request for a Preliminary Plat (SUB25-16) in the Small Lot Single-Family Residential (RSS) zoning district at property addressed as 5502 N. Perkins Road. |
|----|--|

3. Meeting Summary for Review and Possible Action

- | | |
|----|--|
| a. | Regular meeting summary of December 2nd, 2025. |
|----|--|

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

- | | |
|----|--|
| a. | Next regular meeting is January 6, 2026. |
|----|--|

5. Adjourn

On _____ at _____, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The Planning Commission may take action, including a vote or series of votes on all items listed on the agenda, unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Development Services Desk at least 48 hours prior to the meeting by calling 405.742.8220.

- Meetings are televised on AT&T U-verse channel 99 and Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the Office of Development Services.

Date of Meeting: December 16, 2025

Subject: Preliminary Plat: 5502 N Perkins Road

Purpose of Report: The applicant requests review and approval of a Preliminary Plat, known as The Canyons 8th and 9th Sections, to subdivide 70.36 acres into sixty-six (66) residential lots and six (6) outlots.

Background: The development is located a half mile north of East Richmond Road, on the west side of North Perkins Road. The subject property is zoned Small Lot Single Family Residential (RSS). This property was included in The Canyons Preliminary Plat, which was approved in 2005. The original preliminary plat for The Canyons had 9 phases, and the original Canyons Phases 8 and 9 included 111 residential lots. The previous preliminary plat has expired, and the updated layout has fewer lots, which are generally larger than originally proposed.

The proposed preliminary plat meets all the design standards for the Small Lot Single Family (RSS) zoning district.

Application Processing Information:

Applicant/Owner – HCK Leasing, LLC
Notice – Letters mailed to property owners within 300 feet

Processing Track:

Submittal Date – September 4, 2025
Planning Commission – December 16, 2025

Project/Site Design Data/Details:

Zoning – Small Lot Single-Family Residential District
Existing Use – Vacant Land
Proposed Use – Single Family Home Subdivision

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property is proposing access off North Perkins Road.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: A sidewalk along Perkins Road and internal sidewalks are proposed. There is a bus stop along the OSU Transit Gray Line a half mile south of the proposed project on the northwest corner of Perkins and Richmond Road.
- Electric: City electric is available

Applicable City Plans/Policies:

The C³ Plan: Low Density Residential 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 Low Density Residential uses at this location.
3. The proposed density is in alignment with the RSS zoning requirements.

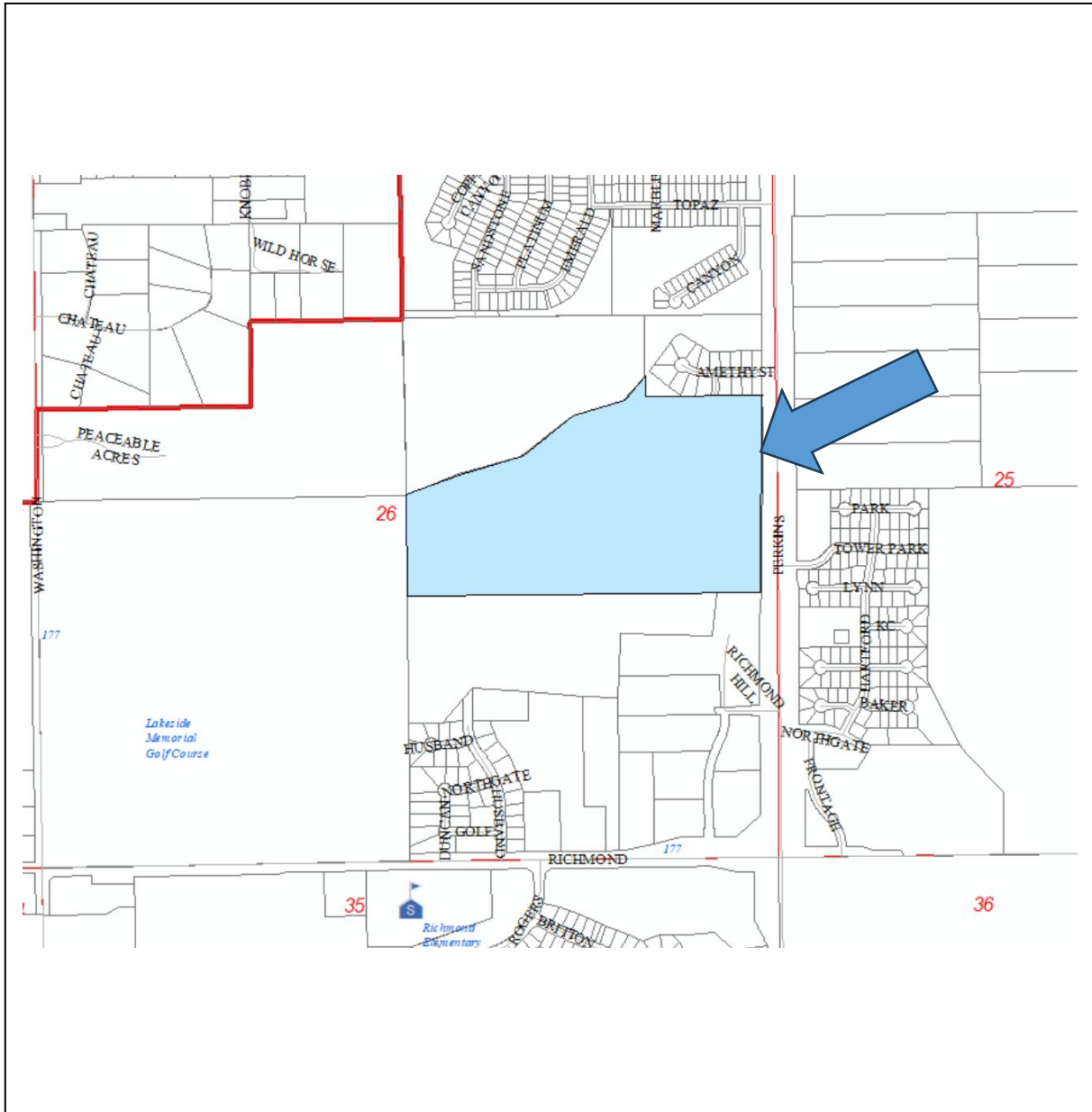
Alternatives:

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:

- Alternative number 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: December 5, 2025
Attachments: Area Map, Preliminary Plat
Map Designation: NE



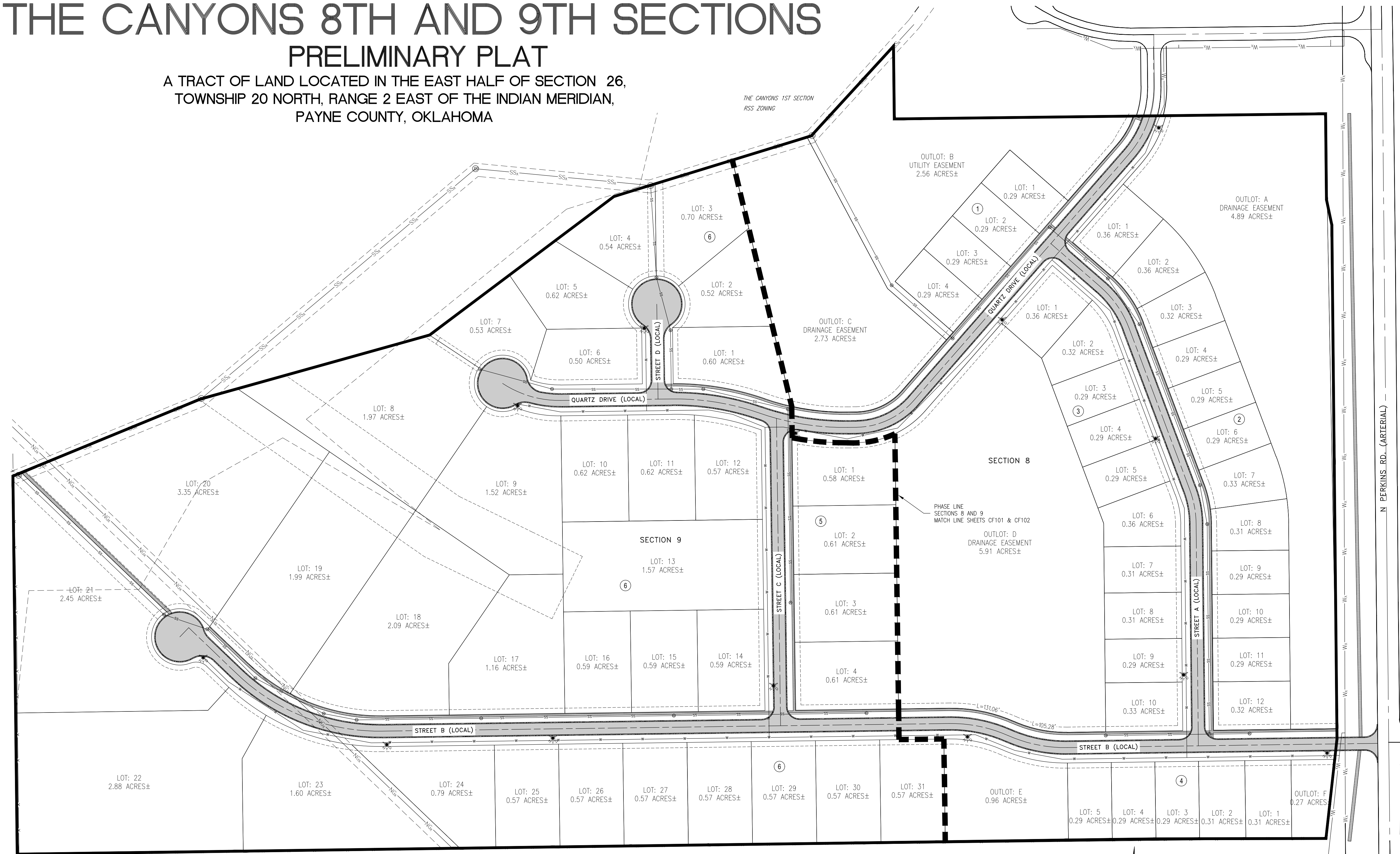
Stillwater OKLAHOMA
 stillwaterok.gov

Project Type: SUB25-16
Request: Preliminary Plat
Address: 5502 N. Perkins Road

THE CANYONS 8TH AND 9TH SECTIONS

PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 26,
TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN,
PAYNE COUNTY, OKLAHOMA



REV	DATE	DESCRIPTION	BY	APPD

Bancroft Design

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

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

THE CANYONS EIGHTH AND NINTH SECTIONS 5502 N PERKINS RD STILLWATER, OK	
PRELIMINARY PLAT (SHEET 1 OF 3)	
DRAWN BY IDC	DATE 11/24
SCALE 1"=100'	SHEET CF100

ENGINEER:
BANCROFT DESIGN
P.O. BOX 436
STILLWATER, OK 74076
CA #9205 Exp: 6/30/2026

OWNERS:
HCK LEASING, LLC
3916 S FOX LEDGE LN
STILLWATER, OK 74074



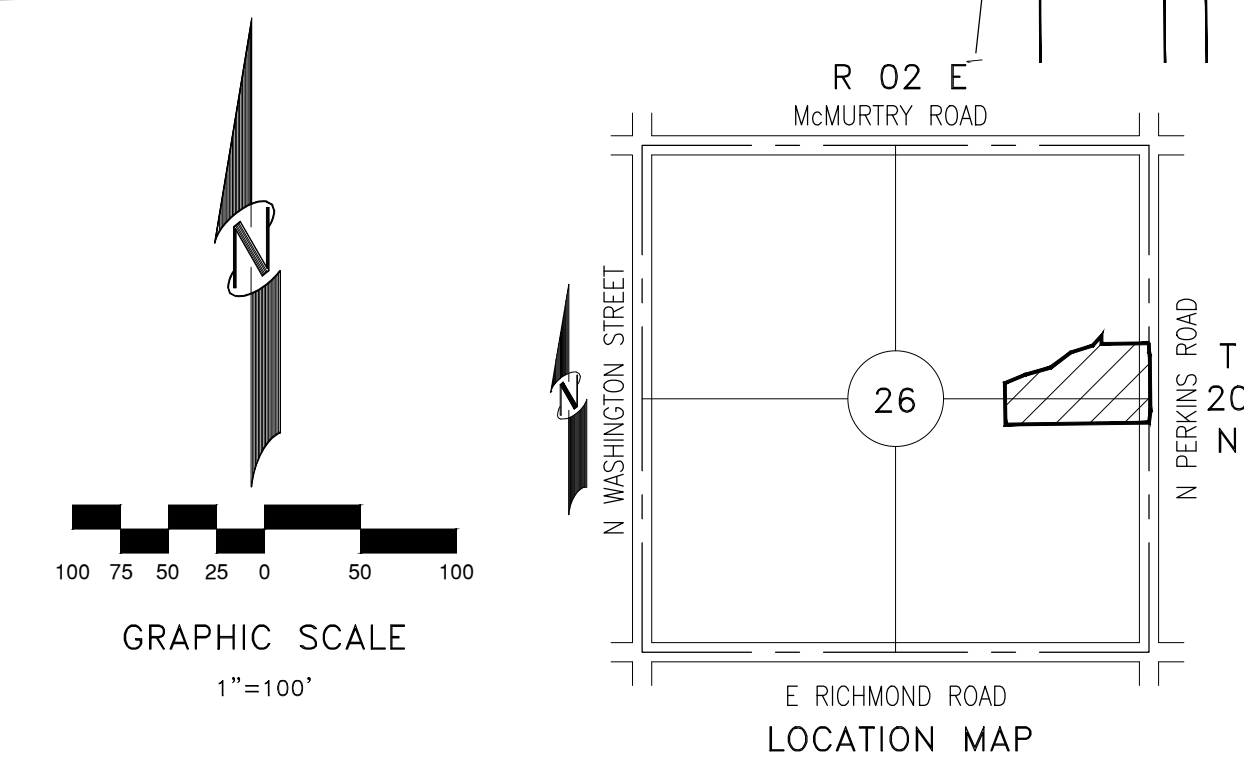
I, AARON FERGUSON, have to the best of my ability designed this Subdivision in accordance with the Comprehensive Plan of the City of Stillwater with which I am completely familiar and in accordance with the ordinances and regulations governing the subdivision of land.

Aaron Ferguson 11/6/25
Aaron Ferguson, P.E. 30395 Date

PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Stillwater, County of Payne, State of Oklahoma, hereby certify that said commission duly approved the above plat of CEDAR FARMS at the meeting on the _____ day of _____, 20____.

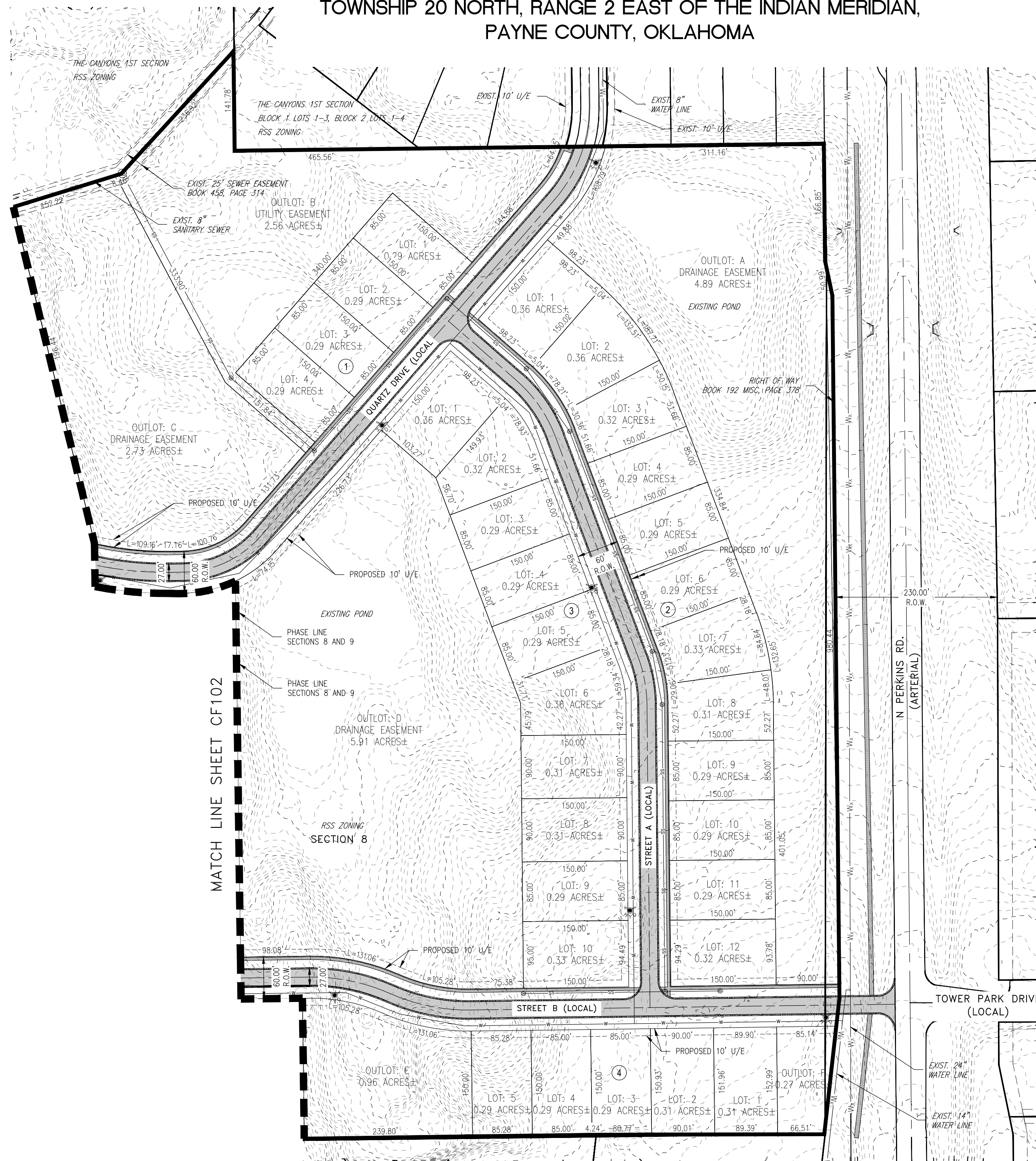
Chairman



THE CANYONS 8TH AND 9TH SECTIONS

PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 26,
TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN,
PAYNE COUNTY, OKLAHOMA



LOT DATA			LOT DATA		
BLOCK	LOT NUMBER	AREA	BLOCK	LOT NUMBER	AREA
1	1	12,750 S.F.	6	1	26,262 S.F.
	2	12,750 S.F.		2	22,459 S.F.
	3	12,750 S.F.		3	30,561 S.F.
	4	12,750 S.F.		4	23,509 S.F.
2	1	15,491 S.F.		5	27,101 S.F.
	2	15,804 S.F.		6	21,882 S.F.
	3	13,787 S.F.		7	22,893 S.F.
	4	12,750 S.F.		8	85,706 S.F.
	5	12,750 S.F.		9	66,245 S.F.
	6	12,750 S.F.		10	26,849 S.F.
	7	14,417 S.F.		11	26,821 S.F.
	8	13,619 S.F.		12	25,004 S.F.
	9	12,750 S.F.	13	68,173 S.F.	
	10	12,750 S.F.	14	25,644 S.F.	
	11	12,750 S.F.	15	25,644 S.F.	
3	1	15,490 S.F.	16	25,644 S.F.	
	2	14,029 S.F.	17	50,682 S.F.	
	3	12,750 S.F.	18	90,839 S.F.	
	4	12,750 S.F.	19	86,566 S.F.	
	5	12,750 S.F.	20	145,841 S.F.	
	6	15,540 S.F.	21	106,829 S.F.	
	7	13,500 S.F.	22	125,416 S.F.	
	8	13,500 S.F.	23	69,622 S.F.	
	9	12,750 S.F.	24	34,362 S.F.	
	10	14,212 S.F.	25	25,000 S.F.	
4	1	13,668 S.F.	26	25,000 S.F.	
	2	13,630 S.F.	27	25,000 S.F.	
	3	12,788 S.F.	28	25,000 S.F.	
	4	12,750 S.F.	29	25,000 S.F.	
	5	12,792 S.F.	30	25,000 S.F.	
5	1	25,169 S.F.	31	25,000 S.F.	
	2	26,605 S.F.	OUTLOT A	213,064 S.F.	
	3	26,436 S.F.	OUTLOT B	111,497 S.F.	
	4	26,436 S.F.	OUTLOT C	118,756 S.F.	
			OUTLOT D	257,428 S.F.	
			OUTLOT E	42,016 S.F.	
			OUTLOT F	11,634 S.F.	
			PUBLIC RIGHT-OF-WAY	365,527 S.F.	

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

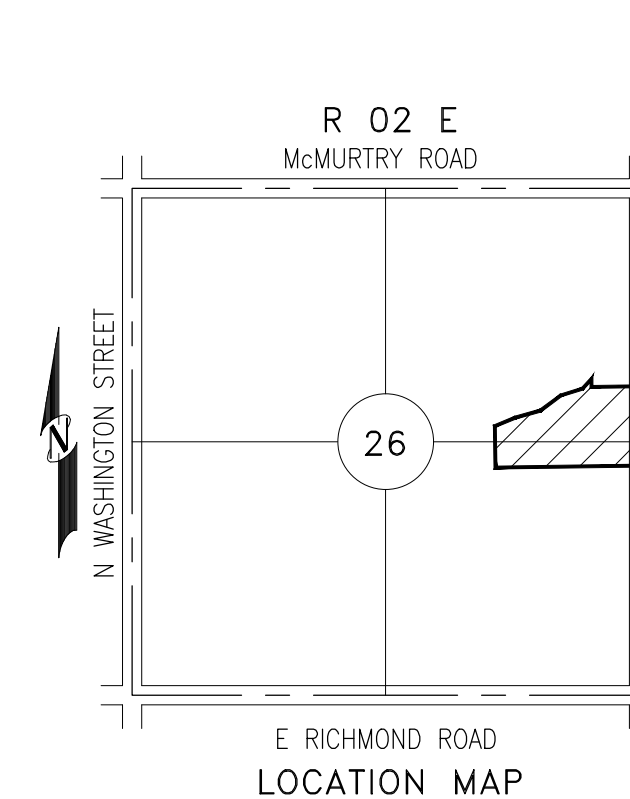
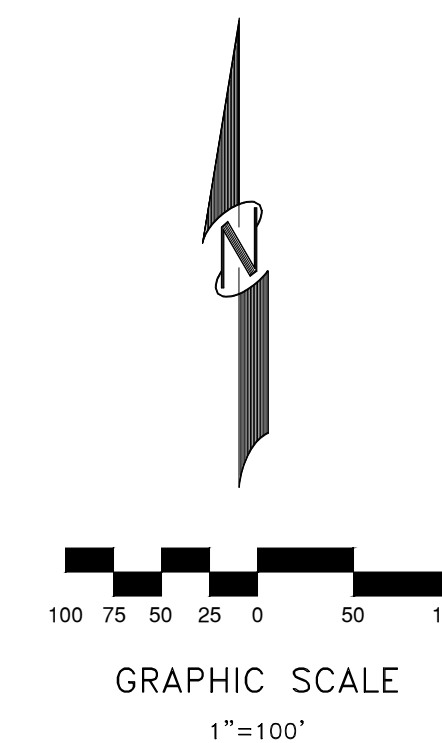
COMMENCING AT THE SOUTHEAST CORNER OF THE CANYONS, FIRST SECTION, AN ADDITION TO THE CITY OF STILLWATER, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE, SOUTH 00 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 166.85 FEET; THENCE, SOUTH 11 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 50.99 FEET; THENCE, SOUTH 00 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 465.40 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER AND 95.20 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE, SOUTH 00 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 534.60 FEET; THENCE, SOUTH 07 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 195.34 FEET; THENCE, NORTH 89 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF 326.15 FEET; THENCE, SOUTH 89 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 2220.76 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE, NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 711.17 FEET, TO THE CENTER OF SAID SECTION 26; THENCE, NORTH 00 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 21.82 FEET; THENCE, NORTH 68 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 394.69 FEET; THENCE, NORTH 74 DEGREES 57 MINUTES 58 SECONDS EAST, A DISTANCE OF 462.75 FEET; THENCE, NORTH 53 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 449.44 FEET; THENCE, NORTH 73 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 401.42 FEET; THENCE, NORTH 43 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 238.92 FEET, TO A POINT ON THE WEST LINE OF SAID THE CANYONS, FIRST SECTION; THENCE, SOUTH 00 DEGREES 06 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID THE CANYONS, FIRST SECTION, A DISTANCE OF 141.78 FEET, TO THE SOUTHWEST CORNER OF SAID THE CANYONS, FIRST SECTION; THENCE, NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF SAID THE CANYONS, FIRST SECTION, A DISTANCE OF 839.53 FEET TO THE POINT OF BEGINNING

LEGEND

-OHTC-	EXISTING OVERHEAD TELECOM	⊗	PROPOSED FIRE HYDRANT
-UGTC-	EXISTING UNDERGROUND TELECOM	⊗	EXISTING GAS VALVE
-OHC-	EXISTING OVERHEAD CABLE	⊗	EXISTING GAS METER
-UGC-	EXISTING UNDERGROUND CABLE	⊗	EXISTING UTILITY POLE
-OHT-	EXISTING OVERHEAD TELEPHONE	⊗	EXISTING GUY ANCHOR
-UGT-	EXISTING UNDERGROUND TELEPHONE	⊗	EXISTING LIGHT POLE
-OHF-	EXISTING OVERHEAD FIBER	⊗	EXISTING ELECTRIC DEVICE AS NOTED
-UGF-	EXISTING UNDERGROUND FIBER	⊗	EXISTING ELECTRIC MANHOLE
-OHE-	EXISTING OVERHEAD ELECTRIC	⊗	EXISTING SANITARY MANHOLE
-UGE-	EXISTING UNDERGROUND ELECTRIC	⊗	EXISTING SANITARY CLEANOUT
-W-	EXISTING WATER LINE	⊗	EXISTING UTILITY MARKER
-NG-	EXISTING NATURAL GAS LINE	⊗	EXISTING UTILITY WARNING SIGN
-OIL-	EXISTING OIL PIPELINE	⊗	EXISTING POLE SIGN
-SS-	EXISTING SANITARY SEWER LINE	⊗	EXISTING STREET SIGN
-F-	EXISTING FENCE	⊗	EXISTING TRAFFIC SIGN
⊗	EXISTING TELECOM RISER	⊗	EXISTING MAILBOX
⊗	EXISTING TELEPHONE MANHOLE	⊗	EXISTING TREE
⊗	EXISTING CABLE MANHOLE	⊗	PROPOSED CONCRETE PAVING
⊗	EXISTING FIBER MANHOLE	⊗	PROPOSED CURB & GUTTER
⊗	EXISTING WATER METER	⊗	PROPOSED SIDEWALK
⊗	EXISTING WATER VALVE	⊗	PROPOSED BLOCK NUMBER
-UGE-	PROPOSED UNDERGROUND ELECTRIC		
-W-	PROPOSED WATER MAIN		

NOTES

1. PROPOSED WATER LINES SHALL BE PUBLIC 6" LINES.
2. PROPOSED SANITARY SEWER LINES SHALL BE 8" PUBLIC LINES
3. INTERIOR SIDEWALKS TO BE 4'. PERKINS ROAD SIDEWALK TO BE 6'.
4. NO FEMA FLOODPLAIN IS LOCATED ON SITE. SEE FIRM PANEL 40119C0066F.



PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Stillwater, County of Payne, State of Oklahoma, hereby certify that said commission duly approved the above plat of CEDAR FARMS at the meeting on the _____ day of _____, 20____.

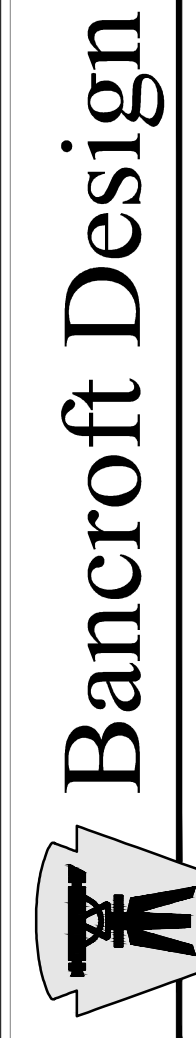
I, AARON FERGUSON, have to the best of my ability designed this Subdivision in accordance with the Comprehensive Plan of the City of Stillwater with which I am completely familiar and in accordance with the ordinances and regulations governing the subdivision of land.

Aaron Ferguson 11/6/25
Aaron Ferguson, P.E. 30395 Date

Chairman

ENGINEER:
BANCROFT DESIGN
P.O. BOX 436
STILLWATER, OK 74076
CA #9205 Exp: 6/30/2026

OWNERS:
HCK LEASING, LLC
3916 S FOX LEDGE LN
STILLWATER, OK 74074



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

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

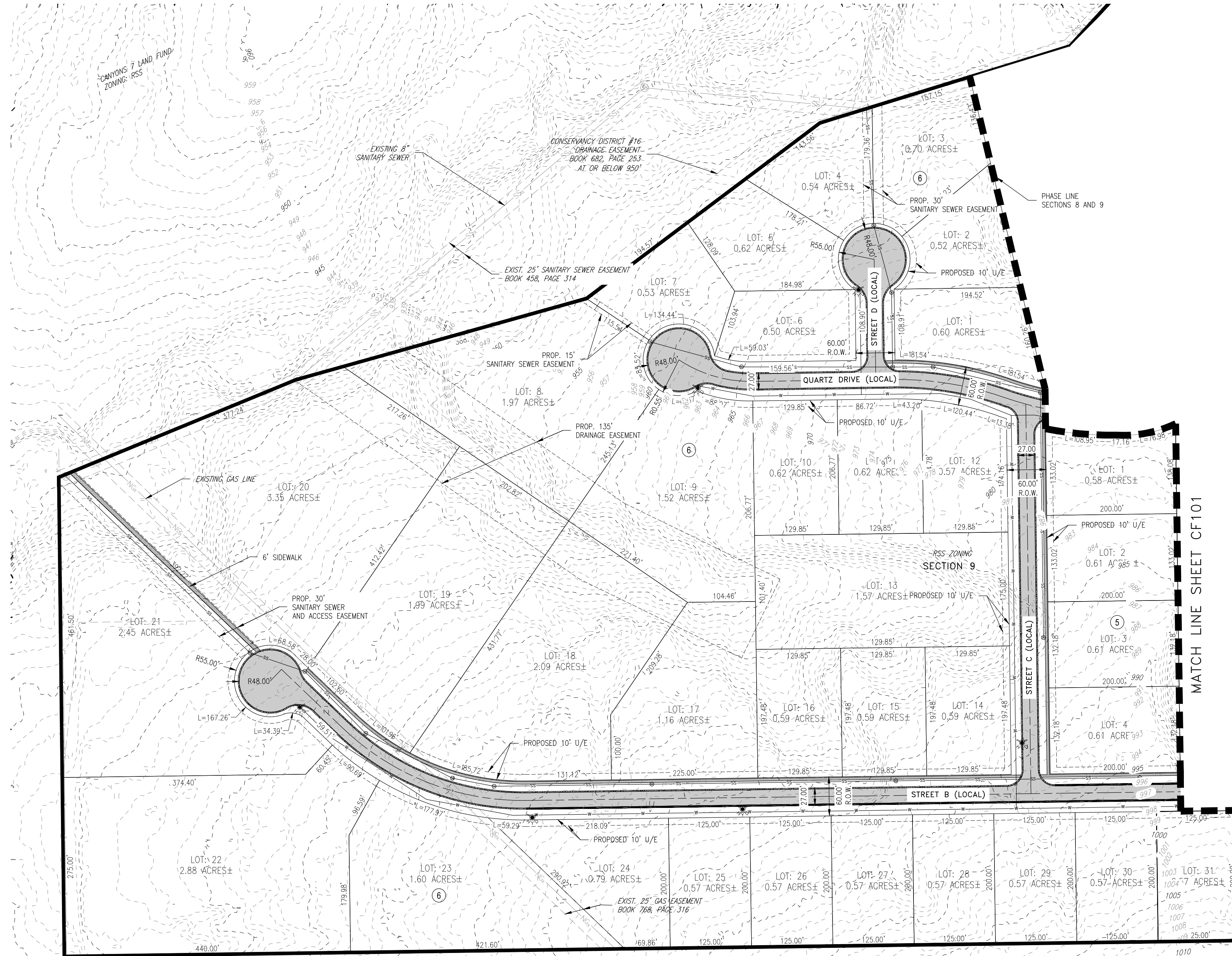
THE CANYONS
EIGHTH AND NINTH SECTIONS
5502 N PERKINS RD
STILLWATER, OK
PRELIMINARY PLAT
(SHEET 2 OF 3)

DRAWN BY IDC DATE 11/24
SCALE 1"=100' SHEET CF101

THE CANYONS 8TH AND 9TH SECTIONS

PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 26,
TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN,
PAYNE COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

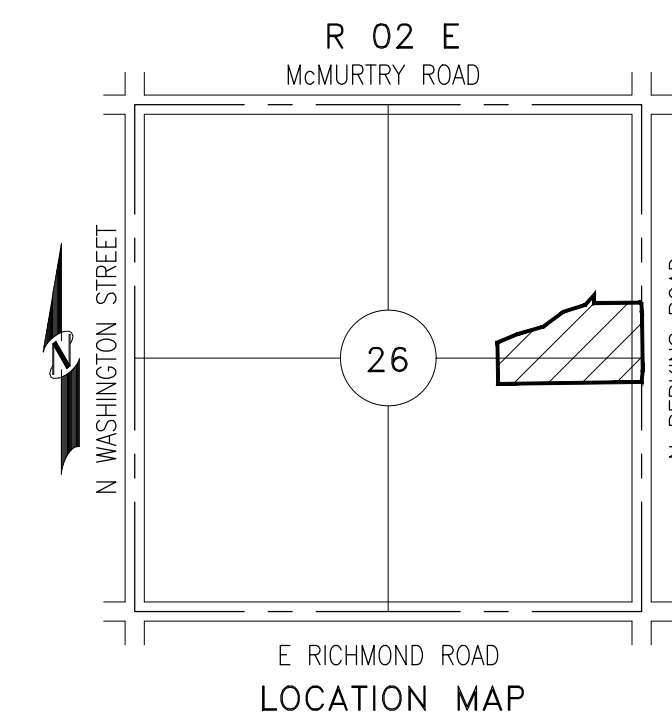
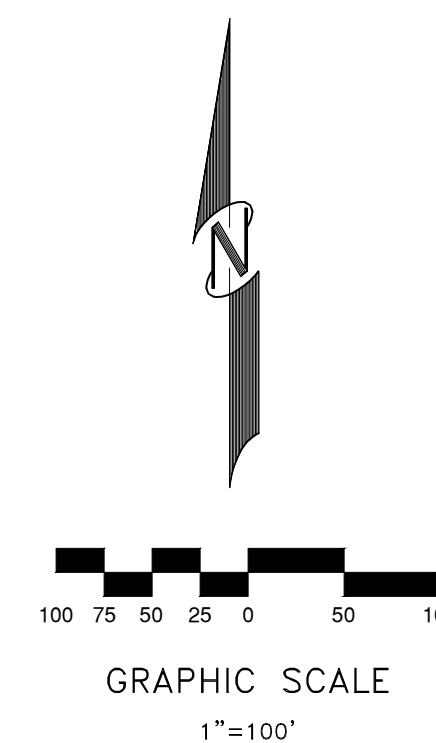
COMMENCING AT THE SOUTHEAST CORNER OF THE CANYONS, FIRST SECTION, AN ADDITION TO THE CITY OF STILLWATER, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE, SOUTH 00 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 166.85 FEET; THENCE, SOUTH 11 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 50.99 FEET; THENCE, SOUTH 00 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 465.40 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER AND 95.20 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE, SOUTH 00 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 534.60 FEET; THENCE, SOUTH 07 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 195.34 FEET; THENCE, NORTH 89 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF 326.15 FEET; THENCE, SOUTH 89 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE 2220.76 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE, NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 711.17 FEET, TO THE CENTER OF SAID SECTION 26; THENCE, NORTH 00 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 21.82 FEET; THENCE, NORTH 68 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 394.69 FEET; THENCE, NORTH 74 DEGREES 57 MINUTES 58 SECONDS EAST, A DISTANCE OF 462.75 FEET; THENCE, NORTH 53 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 449.44 FEET; THENCE, NORTH 73 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 401.42 FEET; THENCE, NORTH 43 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 236.92 FEET, TO A POINT ON THE WEST LINE OF SAID THE CANYONS, FIRST SECTION; THENCE, SOUTH 00 DEGREES 06 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID THE CANYONS, FIRST SECTION, A DISTANCE OF 141.78 FEET, TO THE SOUTHWEST CORNER OF SAID THE CANYONS, FIRST SECTION; THENCE, NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF SAID THE CANYONS, FIRST SECTION, A DISTANCE OF 839.53 FEET TO THE POINT OF BEGINNING

LEGEND

- - - EXISTING CONTOUR
- OHTC- EXISTING OVERHEAD TELECOM
- UGTC- EXISTING UNDERGROUND TELECOM
- OHC- EXISTING OVERHEAD CABLE
- UGC- EXISTING UNDERGROUND CABLE
- OHT- EXISTING OVERHEAD TELEPHONE
- UGT- EXISTING UNDERGROUND TELEPHONE
- OHF- EXISTING OVERHEAD FIBER
- UGF- EXISTING UNDERGROUND FIBER
- OHE- EXISTING OVERHEAD ELECTRIC
- UGE- EXISTING UNDERGROUND ELECTRIC
- W- EXISTING WATER LINE
- NG- EXISTING NATURAL GAS LINE
- OIL- EXISTING OIL PIPELINE
- SS- EXISTING SANITARY SEWER LINE
- - - EXISTING FENCE
- EXISTING TELECOM RISER
- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING CABLE MANHOLE
- ⊙ EXISTING FIBER MANHOLE
- MM EXISTING WATER METER
- ⊙ EXISTING WATER VALVE
- UGE- PROPOSED UNDERGROUND ELECTRIC
- W- PROPOSED WATER MAIN
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING GUY ANCHOR
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING ELECTRIC DEVICE AS NOTED
- ⊙ EXISTING ELECTRIC MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING SANITARY CLEANOUT
- ⊙ EXISTING UTILITY MARKER
- ⊙ EXISTING UTILITY WARNING SIGN
- ⊙ EXISTING POLE SIGN
- ⊙ EXISTING STREET SIGN
- ⊙ EXISTING TRAFFIC SIGN
- ⊙ EXISTING MAILBOX
- ⊙ EXISTING TREE
- PROPOSED CONCRETE PAVING
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- ⊙ PROPOSED BLOCK NUMBER

NOTES

- PROPOSED WATER LINES SHALL BE PUBLIC 6" LINES.
- PROPOSED SANITARY SEWER LINES SHALL BE 8" PUBLIC LINES
- INTERIOR SIDEWALKS TO BE 4' UNLESS OTHERWISE NOTED. PERKINS ROAD SIDEWALK TO BE 6'.
- NO FEMA FLOODPLAIN IS LOCATED ON SITE. SEE FIRM PANEL 40119C0066F.



REV	DATE	DESCRIPTION	APP'D

Bancroft Design

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

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

THE CANYONS
EIGHTH AND NINTH SECTIONS
5502 N PERKINS RD
STILLWATER, OK

PRELIMINARY PLAT
(SHEET 3 OF 3)

DRAWN BY	DATE
IDC	11/24
SCALE	SHEET
1"=100'	CF102

File: C:\Civil_3D_Projects\The Canyons - HCK\03-DWG\01_Sheets\CF102.dwg, Saved: 11/6/2025, 11:31 AM By: AFERGUSON

ENGINEER:
BANCROFT DESIGN
P.O. BOX 436
STILLWATER, OK 74076
CA #9205 Exp: 6/30/2026

OWNERS:
HCK LEASING, LLC
3916 S FOX LEDGE LN
STILLWATER, OK 74074



I, AARON FERGUSON, have to the best of my ability designed this Subdivision in accordance with the Comprehensive Plan of the City of Stillwater with which I am completely familiar and in accordance with the ordinances and regulations governing the subdivision of land.

Aaron Ferguson 11/6/25
Aaron Ferguson, P.E. 30395 Date

PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Stillwater, County of Payne, State of Oklahoma, hereby certify that said commission duly approved the above plat of CEDAR FARMS at the meeting on the _____ day of _____ 20__.

Chairman

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF DECEMBER 2ND, 2025
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED November 21ST, 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

MEMBERS ABSENT

STAFF PRESENT

David Barth, Development Services Director
Kim Payne, Assistant City Attorney
Henry Bibelheimer, Senior City Planner
Alexandria Holle-Maged, Administrative Assistant

Staff Absent

1. CALL MEETING TO ORDER.

Chair Phillips called the meeting to order at 5:30 pm.

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.

Mr. Henry Bibelheimer, Senior Planner, presents the item and discusses the following:

Alternative Request: The applicant submitted two options for alternative exterior facades, requesting approval for one or the other.

- Option 1 (Preferred): LP Wood Lap Siding (Engineered wood product)
 - Proposes using this in the areas previously designated for EIFS.
 - Proposes replacing the stone veneer with painted brick.
 - Front façade would be majority painted brick with LP siding in the window areas.
- Option 2: James Hardie Lap Siding (Cement Fiberboard)
 - Proposes the same use areas and painted brick base as Option 1.

Staff notes many surrounding properties were constructed before the FBC was in place and feature brick, stone, and siding materials.

Mr. Bibelheimer noted that the original 2015 FBC allowed cement fiberboard, but the 2019 update omitted it, though neither material is explicitly prohibited.

Chair Phillips asks about how many of the surrounding properties were permitted prior to the FBC and if this change would affect fire safety requirements. Mr. Bibelheimer confirmed that any approved alternative would be subject to a subsequent review by the Building and Fire Departments.

Commissioner Prather asked if staff thought that since the FBC required primarily masonry materials this would materially change the Form-Based Code for this corridor and also noted that staff did not make a recommendation for approval or denial and inquired as to why. Mr. Bibelheimer responded that staff made no recommendation for approval or denial, believing the Planning Commission was best equipped

to determine if the alternatives were appropriate for the FBC area's goal of creating a masonry-dominant, durable urban street character.

Commissioner Prather asked if the Form-Based Code only allows wood as trim accent and not as a primary wall material, if the LP siding be a direct code violation. Mr. David Barth, Development Services Director, clarified that the LP material is an engineered wood product and discussed that existing structures in the FBC area can perform maintenance, like replacing siding, without needing to comply with the new material standards, although new construction must comply.

Chair Phillips asks if staff was aware of any other recent projects that used either of these materials in the For-Based Code area. Mr. Bibelheimer says he is not aware of LP siding but does believe there has been Hari board Cement.

Chair Phillips asks the applicant to come forward.

Mr. Gary Gardner, Gardner Homes comes to discuss the following:

- The request was driven by the desired aesthetic, cost constraints, and the difficulty of securing brick masons.
- Emphasized that the design remains 85-90% brick on the main street-facing side to adhere to the FBC spirit.
- The preferred LP siding was described as an engineered wood product with resins and waxes, boasting a long warranty and greater ease of installation and availability compared to Hardie.
- The applicant noted that the structure is a sprinkled facility with a fire suppression system and that the foundation was built to support the original brick weight.
- Also pointed to other recent construction projects in the area that had been approved to use cement siding as an alternative.

Chair Phillips asks if the applicant can elaborate on the technical information of each of the materials.

Mr. Garder responds that the material details stating the LP Product has a the zinc borate which includes binders, waxes with a resin saturated overlay to protect against moisture, fungus, decay, and termites; and the substructure is the zip wall system which is a treated sub wall material with a zip tape which is approved by both of these products as a sub substance.

Mr. Gardner confirmed the project will have a fire sprinkler system and the foundation is built to support the weight of the original brick design; the LP product is manufactured with a moisture overlay barrier and is installed over a zip wall system moisture barrier; and the chosen finish is primed and will be painted on-site, featuring a wood grain texture.

Commissioner Prather noted the Hardy cement fiberboard was allowed in the 2015 FBC and is a cementitious fiber, making it more in keeping with the spirit of the FBC than a wood product and inquires whether or not the applicant thinks one material would be better than the other. Mr. Gardners responds that he prefers the LP siding as the Hardie product can be more brittle.

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

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

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

Planning Commission discuss and agree that the James Hardie product, having been previously included in the FBC, and being a masonry based material was the more appropriate alternative.

Commissioner Prather moves to approve the James Hardy fiber cement lab siding as an alternative compliance material and to deny the request to use LP Smart Side engineered wood siding. Commissioner Peters seconds

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

Time: 35 minutes

5. PUBLIC HEARING

- 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.

Mr. Bibelheimer presents staff report.

Chair Phillips asked staff to recall the number of units proposed in the previous project that included the additional parcel. Mr. Bibelheimer Staff estimated the previous proposal was for 42 units, confirming that the current density aligns with the code.

Chair Phillips comments about the change in density and Mr. Bibelheimer responds yes, and it does align with code.

Chair Phillips invited the applicant to come forward.

Mr. Safe Alusi, 2002 E McElroy, comes to the podium and offers the following:

- Thanks the Commission and
- States that although the previously proposed 42-unit project was approved

- The development team worked with the community and staff to reach a new plan
- After attempts to reduce the density to 32 units failed, they are returning with the current plan
- The applicant confirmed the 14 units fit within the code's scope and emphasized the critical need for homes in Stillwater.

Chair Phillips asks if there are any questions for the applicant; none respond. Chair Phillips opens the public hearing and asks if there is anyone that wishes to speak in favor of this item.

Mr. Simon Ringsmith, 1705 East Linda Ave, comes forward and shares the following:

- Expressed gratitude to the developer and staff
- Noted the high anxiety surrounding the previous 42-unit proposal
- Stated that neighborhood opposition was never against development, but against the development being inconsistent with existing zoning
- Expressed optimism that the project would attract permanent residents and serve as a model for future responsible development

Chair Phillips asked if there were any other speakers in favor; none respond. Chair Phillips asks if there is anyone that wishes to speak in opposition; none respond. Chair Phillips closes the public hearing and invites staff back to present findings and alternatives.

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

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 recommends Alternative 1.

Commissioner Peters comments that he is also pleased with the changes made to the development and believes all previous issues have been address.

Commissioner Prather moves to approve the preliminary plat as presented. Commissioner Peters seconds.

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

Time: 11 minutes

6. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION.

- a. Regular meeting summary of November 4th, 2025.

Chair Phillips comments that there are two needed corrections made to the spelling of public commenters' surnames.

Chair Phillips moves to approve the minutes with corrections noted. Vice Chair Williams seconds.

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

Time: 1 minute

- b. Regular meeting summary of November 18th, 2025.

Chair Phillips asks if there are any changes and/or corrections.

Commissioner Shanahan expresses thanks to staff for amending the minutes for his comments regarding the floodplain.

Commissioner Shanahan moves to approve the minutes as presented. Commissioner Peters seconds.

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

Time: 1 minute

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

- a. Next Regular Meeting is December 16th, 2025.

8. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Peters, seconded by Vice Chair Williams at approximately 6:19 PM on December 2nd, 2025. The next regularly scheduled meeting will be held Tuesday, December 16th, 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