

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 changes 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

