

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF August 17, 2021
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED August 13, 2021, IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Brad Rickelman, Chair
Jana Phillips, Vice-Chair
Mike Shanahan, Member
Brett Allred, Member

STAFF PRESENT

Brady Moore,
Kim Payne, Special Council
Lanc Gross, Development Review Manager
Rian Harkins, Senior Planner
Chelsey Jones, Administrative Assistant

MEMBERS ABSENT

Vacant Seat

1. CALL MEETING TO ORDER.

Chair Rickelman calls the meeting to order at 5:30 p.m. Commissioner Rickelman explains the procedures and process for the meeting.

2. PUBLIC HEARING:

- a. ChillWater Dispensary, **SPECIFIC USE PERMIT (SUP20-10)**, requesting review and approval of specific use permit to allow medical marijuana dispensary at property addressed as 520 S Jardot Rd located in CG (Commercial General) zoning district. Harkins

Rian Harkins, Senior Planner presents the specific use permit. Mr. Harkins explains that there used to be a different medical marijuana dispensary at this same location; however, this is a new business that is asking to be approved. Mr. Harkins asks if there are any questions; none respond.

Chair Rickelman opens the public hearing and asks for anyone that would like to speak in favor to come forward.

Stephen Gose, Gose and Associates 113 E 8th Ave, Stillwater, OK, comes to speak on the following:

- Asking for a recommendation for approval from the City Council.
- This will occupy the south 1/3 which is the same area that was occupied by a previous dispensary that is no longer in business.

Chair Rickelman asks if there is anyone else who would like to speak in favor of the item.

Richard Schneider, 1823 S Perkins Rd, Stillwater, OK comes to speak on the following:

- He is the owner of the business.
- The objector doesn't live in Stillwater, and even his own family is part of the homestead of Stillwater.
- The last dispensary is the one who raised the property value by adding stucco; which, made a significant difference in value.

Chair Rickelman asks if there is anyone else who would like to speak in favor.

Jaxson Murray, 419 S Blakeley St, Stillwater, OK, comes to speak on the following:

- Works at Cimarron where they are about to open the dispensary as a sales/buyer.
- Doesn't believe the objector's concerns about safety is valid.
- The objector thinks there will be two dispensaries there, and this will be the one to replace the one that closed.
- Want to provide care for the patients not make a lot of money.

Vice-Chair Phillips asks about the objector's mention of people parking and keeping the area tidy.

Mr. Murray says that the only people that park in front of the building now is the owner and himself.

Mr. Schneider requests to answer that question since it is his property. Vice-Chair Phillips allows him to re-approach the stand to answer the question. Mr. Schneider says that there are five (5) parking spaces in the front that face the dispensary, along the fence row there are eight (8), and along the Hiner's property to the south there are five (5) more. That makes eight-teen (18) parking spots between three businesses. The three don't have people parking outside all at the same time. If there are too many customer's at their location they can park along the fence parking area.

Mr. Schnieder comments on how he doesn't understand how Carl Hiner could have sent that letter since he has already passed on. Vice-Chair Phillips explains that the letter is from Carol Hiner, not Carl Hiner.

Chair Rickelman asks if anyone else would like to speak in favor of the item; none respond. Chair Rickelman asks if there is anyone who would like to speak in opposition. Chair Rickelman says that even though it has been talked about several times tonight the Planning Commissioner's did receive a letter of opposition from Mrs. Hiner that they have each had a chance to read. Chair Rickelman asks again if there is anyone who would like to speak in opposition; none respond. Chair Rickelman closes the public hearing asking for staff to present the findings and alternatives.

Mr. Harkins presents the findings and alternatives and asks if there are any questions; none respond.

Chair Rickelman asks the Commissioners if there is any discussion or a motion.

Vice-Chair Phillips says that since there has already been an approved dispensary there that didn't cause any issues, she doesn't have any problem with it.

Commissioner Allred motioned to approve; Commissioner Shanahan seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Yes	Absent

Time: 10minutes

- b. Method Labs LLC, **SPECIFIC USE PERMIT (SUP21-06)**, requesting review and approval of specific use permit to establish a medical marijuana processing facility at property addressed as 1930 N Jardot Rd in IL (Industrial Light) zoning district. Harkins

Chair Rickelman reads the specific use permit description and asks Mr. Harkins to present.

Rian Harkins, Senior Planner presents SUP21-06 and says that this business already has a medical marijuana grow facility at this location and would now like to expand to a processing facility as well. Mr. Harkins asks if there are any questions for staff.

Chair Rickelman asks if there have been any complaints about the grow facility that is already there. Mr. Harkins says that as far as staff is aware there have not been any issues.

Chair Rickelman opens the public hearing and asks if anyone would like to speak in favor of the item.

Stephen Gose, Gose and Associates 113 E 8th Ave, Stillwater, OK says that Mr. Harkins explained everything really well and that the applicant is asking for approval for processing as well.

Chair Rickelman asks if there is any need to add additional security or anything beyond what they are doing at the facility now. Mr. Gose says they haven't mentioned anything and that it is a non-solvent processing so there won't be any butane or flammables, it is a cold water extraction.

Chair Rickelman asks if there is anyone else who would like to speak in favor of the item; none respond. Chair Rickelman asks if there is anyone who would like to speak in opposition of the item; none respond. Chair Rickelman closes the public hearing and asks for staff to present findings and alternatives.

Mr. Harkins presents the findings and alternatives and asks if there are any questions for staff; none respond.

Chair Rickelman motions to the Commissioners for discussion or a motion.

Vice-Chair Phillips motions to approve the specific use permit as presented; Commissioner Shanahan seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Yes	Absent

Time: 7minutes

- c. Doctor Releaf, LLC, SPECIFIC USE PERMIT (SUP21-08), requesting review and approval of a specific use permit to establish a medical marijuana dispensary at property addressed as 1023 E 6th Ave in CG (Commercial General) zoning district. Harkins

Chair Rickelman reads the description for the specific use permit and asks staff to present.

Rian Harkins, Senior Planner presents SUP21-08 and asks if there are any questions for staff.

Chair Rickelman asks for clarification about whether or not the location Mr. Harkins was explaining was the old used car dealership. Mr. Harkins says he believes that is the correct location.

Chair Rickelman opens the public hearing and asks if there is anyone who would like to speak in favor of the item; none respond. Chair Rickelman asks if there is anyone who would like to speak in opposition of the item; none respond. Chair Rickelman closes the public hearing and asks the Commissioners if there is any discussion or a motion.

Commissioner Shanahan motions to approve the specific use permit as presented; Vice-Chair Phillips seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Yes	Absent

Time: 4minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION:

Chair Rickelman says the meeting summaries have all been presented to the Commissioner's for review and asks if there are any changes to the meeting summaries of June 15, 2021, July 6, 2021, July 20, 2021, August 3, 2021; none respond. Chair Rickelman asks if there is a motion to accept these four (4) meeting summaries.

Commissioner Allred says for a point of order that he was not present for two of the meetings they are reviewing summaries for. Commissioner Allred asks if they have to break them apart and vote on them individually in order for him to vote.

Kim Payne, Special Council affirmatively confirms.

Vice-Chair Phillips says that she was also not at the meeting of July 6, 2021.

Kim Payne, Special Council suggests that the items are separated out and voted on individually. Chair Rickelman agrees that they should vote on them one at a time.

a. Meeting Summary of June 15, 2021.

Chair Rickelman asks if there is a motion to approve the meeting summary of June 15, 2021.

Vice-Chair Phillips motions to accept the meeting summary of June 15, 2021; Commissioner Shanahan seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Abstain	Absent

Time: 4minutes

b. Meeting Summary of July 6, 2021.

Chair Rickelman asks if there is a motion to approve the meeting summary of July 6, 2021.

Commissioner Shanahan motions to accept the meeting summary of July 6, 2021; Chair Rickelman seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Abstain	Yes	Abstain	Absent

Time: 3 minute

Chair Rickelman says that there are two yes and two abstentions, therefore the motion doesn't pass.

c. Meeting Summary of July 20, 2021.

Chair Rickelman asks if there is a motion to approve the meeting summary of July 20, 2021.

Commissioner Shanahan motions to approve the meeting summary of July 20, 2021.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Yes	Absent

Time: 3 minutes

- d. Meeting Summary of August 3, 2021.

Chair Rickelman asks if there is a motion to approve the meeting summary of August 3, 2021.

Vice-Chair Phillips motions to approve the meeting summary of August 3, 2021; Commissioner Shanahan seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Yes	Absent

Time: 3 minutes

4. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS, OR CITY ATTORNEY:

- a. Next Planning Commission meeting September 7, 2021.

5. ADJOURN.

This special meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Allred, seconded by Vice-Chair Phillips at approximately 5:55 p.m. on August 17, 2021, with all members present in agreement. The next regularly scheduled meeting will be held September 7, 2021, at 5:30 p.m. in Room 1122, Municipal Building, 723 S. Lewis Street.

Prepared by – Chelsey Jones, Administrative Assistant

Approved by -

Stillwater Planning Commission

