

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF May 17, 2022
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED May 13, 2022 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Brett Allred, Vice-Chair
Mike Shanahan, Member
Mark Prather, Member

STAFF PRESENT

Jeff Mathews, Community Development Director
Beth Anne Childs, Special Counsel
Jacquelyn Porter, City Planner
Diana Hood, Associate Planner
Joshua Brown, Project Manager
Chelsey Weaver, Administrative Assistant

MEMBERS ABSENT

Jana Phillips, Chair
Stephen Hallgren, Member

1. CALL MEETING TO ORDER.

Vice-Chair Allred calls the meeting to order at 5:30 p.m. and explains the procedures and process for the meeting.

2. CONSENT DOCKET:

- a. Mike Loftis c/o Gose & Associates, **FINAL PLAT (SUB22-10)**, requesting review and approval of the final plat for BC West, creating 14 residential lots and 2 commercial lots on the property currently addressed as 3524 W. 19th Avenue, Stillwater, OK. in RSS (Residential Single-Family Small Lot) and CG (Commercial General) zoning.
- b. Crafton, Tull & Associates, **FINAL PLAT (SUB22-06)** requesting review and approval of a final plat named Frye Farms, Phase 2 on the property currently addressed as 1998 W. 32nd Avenue, Stillwater, OK. in (RSS) Residential Single Family Small Lot district.

Vice-Chair Allred asks if there is any discussion or a motion.

Commissioner Shanahan motions to approve the consent docket; Commissioner Prather seconds.

Roll call:	Phillips	Allred	Shanahan	Prather	Hallgren
	ABSENT	YES	YES	YES	ABSENT

Time: 3 minutes

3. ITEMS REMOVED FROM CONSENT:

4. PUBLIC HEARING:

- a. Cory Williams, **MAP AMENDMENT (MA22-05)**, consideration, discussion, and possible action,

including recommending approval or denial of a request to rezone the property addressed as 115 E. 12th Avenue from RSS (Residential Single Family Small Lot) to CB (Commercial Business) zoning.

Vice-Chair Allred asks for staff to present.

Jeff Mathews, Community Development Director, introduces Jacquelyn Porter, the new City of Stillwater Planner as well as Diana Hood, the new City of Stillwater Associate Planner, and welcomes them to the team.

Jacquelyn Porter, City Planner, presents the map amendment and asks if there are any questions for staff.

Vice-Chair Allred asks if there are any questions for staff; none respond. Vice-Chair Allred opens the public hearing and asks for anyone who would like to speak in favor to come to the podium.

Cory Williams, 621 S Husband St, spoke on the following:

- The property was previously used as commercial
- No current plans for what type of business; however, parties interested in purchasing the property indicate commercial use.

Vice-Chair Allred asks if there are any questions.

Commissioner Shanahan asks if Mr. Williams expects commercial area will expand in the future.

Mr. Williams confirms that he does think that the commercial area will expand from Main St heading west over to Duck St in the future; however he doesn't think it will expand on Lewis St.

Commissioner Prather asks how far away the nearest medical marijuana dispensary is. Mr. Williams says he believes it is Homestead Harvest Dispensary at 114 W 8th Ave, since the two on main have closed.

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

Ms. Porter presents the findings and alternatives and asks if there are any questions for staff.

Vice-Chair Allred asks if there are any questions for staff, discussion, or a motion.

Commissioner Shanahan motions to accept the findings and recommend City Council approve the map amendment as presented.

Roll call:	Phillips	Allred	Shanahan	Prather	Hallgren
	ABSENT	YES	YES	YES	ABSENT

Time: 10 minutes

5. PRESENTATION BY SPECIAL COUNSEL OF THE CITY ATTORNEY'S OFFICE REGARDING STATE STATUTES, THE STILLWATER CODE OF ORDINANCES, THE ZONING CODE, AND CASES OF INTEREST ON PLANNING AND ZONING MATTERS.

Beth Anne Childs, Special Counsel, presents examples of cases denied for arbitrary and capricious reasons. The specific case presented was based on infrastructure being a part of the platting process.

Vice-Chair Allred asks if there are any questions. Commissioner Shanahan asks to confirm that infrastructure is part of the platting processes. Mrs. Childs explains that it is normally done within the development and explains another case where there wasn't a water line or road to support it and there were preexisting flooding issues. The case was won based on the welfare and safety of the community.

Commissioner Shanahan says there was a project a few years ago for a pocket neighborhood that he was concerned about due to the condition of the road. When Commissioner Shanahan asked who would be responsible for repairing the road he was told the residents. Mrs. Childs says that a lot of that can be handled at staff level and the Commissioners asking the City Engineers if it is adequate enough for the new development.

Vice-Chair Allred asks if the Commissioners disagree with the City Engineers if they can turn down the project. Mrs. Childs explains that you would want to have more than one reason for the denial but that a case could be built.

Vice-Chair Allred thanks Mrs. Childs.

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

- a. Next Planning Commission Meeting June 7, 2022.

Vice-Chair Allred asks if there is any further discussion or a motion.

7. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Shanahan, seconded by Commissioner Prather at approximately 5:58 p.m. on May 17, 2022, with all members present in agreement. The next regularly scheduled meeting will be held June 7, 2022, at 5:30 p.m. in the City Council Hearing Room (Room 1122), Stillwater Municipal Building, 723 S. Lewis Street, Stillwater, OK.

Prepared by – Chelsey Weaver, Administrative Assistant

Approved by - 
Stillwater Planning Commission