

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF March 22, 2022
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED March 18, 2022 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair
Brett Allred, Vice-Chair
Mike Shanahan, Member
Mark Prather, Member
Stephen Hallgren, Member

STAFF PRESENT

Brady Moore, Chief Performance Innovation Officer
Jeff Mathews, Community Development Director
Beth Ann Childs, Special Counsel
Chelsey Weaver, Administrative Assistant

MEMBERS ABSENT

1. CALL MEETING TO ORDER.

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

2. CONSENT DOCKET:

- a. CHC Management, LLC c/o Gose & Associates, **FINAL PLAT (SUB22-05)**, requesting review and approval of a final plat named Skyline East, Section Two – Phases 2 & 3 to create 30 residential lots and one (1) outlot on a portion of property currently addressed as 1798 N. Payne Street in Stillwater, OK in the Residential Single Family Small Lot (RSS) district.

Chair Phillips asks if there is a motion to approve the consent docket or to move any items off of it.

Vice-Chair Allred motions to approve the consent docket; Commissioner Shanahan seconds.

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

Time: 1 minutes

3. ITEMS REMOVED FROM CONSENT:

4. PUBLIC HEARING:

- a. Grand Lake Mental Health Center, Inc., **SPECIFIC USE PERMIT (SUP22-03)**, requesting review and approval of a specific use permit to grant the use of health care and social assistance on property addressed as 1060 E. Knotts Avenue (also addressed as 899 and 998 E Knotts Avenue and a portion of 801 E. Lakeview Rd) in Stillwater, OK, in the Commercial Shopping (CS) district and Residential Two and Multi Family (RTM) district.

Chair Phillips asks staff to present the item.

Brady Moore, Chief Performance Innovation Officer, presents the SUP and asks if there are any questions; none respond.

Chair Phillips opens the public hearing and asks if the applicant or representative would like to speak.

Josh Cantwell, Chief Operating Officer, Grand Lake Mental Health Center, 114 W Delaware, Nowata, OK, speaks on the following:

- They are a Certified Community Behavioral Health Clinic in operation since the late 70's.
- This is an opportunity to expand some of the services they've been providing in Stillwater since 2016.
- Currently serving approximately 1,600 individuals including both youth and adult.
- Provide a number of out-patient services as well as an urgent-care recovery center for people in crisis.
- Currently renting a place in Cimarron Plaza, and another space near the Hospital on Walnut and would like to consolidate those two locations and build a state of the art facility which will house all three levels of care.
- Looking in the future to expand services on the same property.
- The access and parking at this location would let them expand as needed.

Chair Phillips asks if there are any questions from the Commissioners. Chair Phillips asks if the property they are looking at is accessible from both Knotts and Lakeview and if they have any plans to have two points of access.

Mr. Cantwell says that they are currently looking at a 36,000 Sq. Ft. facility that will house all levels of care and that they would like to work with the City on where to put it so that they can have two points of access, one for the emergency services, and one for general out-patient services.

Chair Phillips asks if there are any further questions; none respond. Chair Phillips asks if there is anyone else who would like to speak in favor; none respond. Chair Phillips asks if there is anyone who would like to speak in opposition.

Lindsay Vallaster, 2021 N Benjamin St, Stillwater, OK, speaks on the following:

- Has concerns about rezoning from residential to commercial.
- Already a very high traffic area.
- Likes the idea of the services they provide; however, she believes there could be a better location considering it could take 10-20 minutes to get to the hospital from there.
- There is a location on 6th Ave that could be considered near the IQ car wash that is already commercial and not that much smaller than the property being discussed.
- She is worried about the potential safety concerns that this particular type of facility could bring to the nearby residents, including herself.

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

Mr. Moore presents the findings and alternatives and asks if there are any questions.

Commissioner Prather asks if the way the property is currently zoned if it would likely be developed as homes similar to the homes to the east. Mr. Moore states that in RTM it could be tall apartments as well

and that high-density residential is what the future land use maps shows currently. Commissioner Prather asks if the proposed use would be better or worse traffic than what is currently zoned. Mr. Moore says that it would be less impactful than high-density residential.

Commissioner Prather inquires if there is a natural barrier to the residential area that would remain, and if not would a barrier be put in. Mr. Moore explains that all existing codes would still be required to be met including screening from different zonings and from traffic. Mr. Moore uses Wings of Hope as an example of a similar facility that is established in a residential area and explains that they installed a beautiful wall as a barrier since they are also concerned about their client's safety.

Chair Phillips asks if the old requirement of a 6 ft. high screen is still in place. Mr. Moore explains that he isn't sure on the exact size, only that there are certain requirements by code that will be required to be met.

Commissioner Hallgren asks if there will be many more stages before the facility opens. Mr. Moore explains that the SUP attaches to the applicant, land, and use that the Planning Commission approves. Mr. Moore also explains that as he understands, the rest of the processes including permitting would be worked through City staff, and that it wouldn't necessarily come back before the Planning Commission; however, it would be held to City Standards and Code and refers to Beth Ann Childs, Special Counsel, for confirmation.

Mrs. Childs explains that the area will have to be platted and will go to the preliminary and final plat process, which does come back before the Planning Commission. Mrs. Childs elaborates that since this organization has shown that it is paying close attention to the needs of the community, it would also be likely that they would take the feedback of the community and incorporate it in the plat design.

Chair Phillips asks if there are any further questions; none respond. Chair Phillips asks if there is a motion or any discussion.

Commissioner Hallgren states that this organization is a great benefit to Stillwater, meets a need, and works location wise per surrounding zoning and community. Commissioner Hallgren also adds that if it wasn't used for this specific use, that a high-rise apartment complex could be put there and cause a higher traffic impact. Chair Phillips agrees that if an apartment complex goes in it could be more intrusive not only for the traffic impact but also privacy for the surrounding houses since it could be two story, and that the screening required for the separation of the two zonings could be beneficial. Commissioner Shanahan also agrees that it would be beneficial for the community in many ways.

Commissioner Shanahan moves to accept staff findings and recommend City Council approve the SUP as presented; Commissioner Hallgren seconds.

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

Time: 20 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 Ann Childs, Special Counsel, presents on a case that took place in OKC about a zoning request that was denied by the city. After denial the HOA took the case to the District Court who decided to approve the commercial rezoning request with certain restrictions. When the case went to the Appeals Court they didn't have the same opinion as the District Court. The Appeals Court decided that it is up to the City to approve or deny a rezoning request and the only time they will agree to let the District Court make the decision to rezone property is when there is no other reasonable use or zoning classification for the property of discussion.

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

- a. Next Planning Commission Meeting April 5, 2022.

7. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice-Chair Allred, seconded by Commissioner Prather at approximately 5:58 p.m. on March 22, 2022 with all members present in agreement. The next regularly scheduled meeting will be held April 5, 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