

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF February 1, 2022
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED January 26, 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
Kim Payne, Special Counsel
Chelsey Weaver, Administrative Assistant

MEMBERS ABSENT

1. CALL MEETING TO ORDER.

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

2. PUBLIC HEARING:

- a. Two Suns Inc., **SPECIFIC USE PERMIT (SUP21-09)**, requesting review and approval of a specific use permit to allow a medical marijuana dispensary at property addressed as 611 W. Highpoint Drive in the Commercial Shopping (CS) district.

Chair Phillips introduces the item and asks staff to present.

Brady Moore, Chief Performance Innovation Officer, presents SUP21-09. Mr. Moore explains that staff has received an objection letter from the Payne County Drug Court and has also been made aware that there are concerns with the proximity of the proposed dispensary to the Stillwater High School baseball and softball indoor facility. State Statute prohibits any retail marijuana establishment within 1,000 feet of any public or private school entrance. The proposed MM Dispensary is approximately 862 feet from the school facility. Mr. Moore explains that with the new information provided, it is staff's recommendation to table the item until the next planning commission meeting to get legal clarification from OMMA. Mr. Moore mentions that the applicant is here and may want to speak.

Chair Phillips says that since the applicant is here and this is the only item on the public hearing, if he would like to speak he may. Mr. Moore asks the applicant to come to the podium to speak if he would like to.

Mr. Jose Sanchez, 405 S Lowry St, Stillwater, OK,

- He was not surprised by the Drug Court's objection letter due to some of the conflicts he has had with them in the past while trying to get them to clean up.
- The building that was brought into question is not owned by the school.
- If you use a public access route, the building is still over 1000 ft away.
- There will be a fence on the south side of his property making it harder to trespass.

- Stillwater is doing a great effort with the Boomer Lake Station project and he hopes his store can contribute to the growth.
- He has owned the building for over 30 years and it is very sanitary and well kept.
- OMMA has already granted him a license.

Chair Phillips asks if there are any questions from the commissioners; none respond.

Kim Payne, Special Counsel, addresses the commission explaining that there were two versions of the bill that were passed last year and they are waiting on confirmation from OMMA on which is governing. Chair Phillips asks if the rule for distance from schools is from property line to property line, or door to door. Mrs. Payne confirms that the rule is door to door.

Commissioner Hallgren asks if the school owns the property. Mrs. Payne states it is her understanding that they lease it. Mr. Moore says that it is listed on Payne County's website as being owned by Stillwater National Bank; however, in the community it has always been known as the school's property.

Commissioner Hallgren asks if this will have an effect on future use since he knows that the school has plans for it in the future. Mrs. Payne clarifies that the dispensary would be grandfathered in if permission is granted.

Chair Phillips asks if there is a way to confirm that the facility is still being used by the school. Mr. Moore explains that he spoke with the assistant athletic director and confirmed that they do use it daily and have future plans as well.

Mrs. Payne reminds the Planning Commissioners that staff's recommendation at this time is to table the item to February 15, 2022, so that the legal team and City Staff have time to do additional research.

Chair Phillips asks the commissioners there is any further information they would like staff to research before it comes back to Planning Commission February 15, 2022.

Commissioner Shanahan asks if there are any concerns with the dispensary being located so close to the Drug Court. Mrs. Payne says that it is not something that is in the statute; however, it is something they can take into consideration.

Chair Phillips asks if there are any other questions; none respond. Chair Phillips asks if anyone would like to make a motion to table the item until February 15, 2022, PC Meeting.

Commissioner Hallgren motions to table SUP21-09 until the February 15, 2022 Planning Commission Meeting; Commissioner Prather seconds.

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

Time: 15 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION:

a. Regular Meeting Summary of January 25, 2022

Chair Phillips asks if there are any comments, questions, or a motion to approve.

Commissioner Allred motions to approve; Commissioner Shanahan seconds.

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

Time: 1 minutes

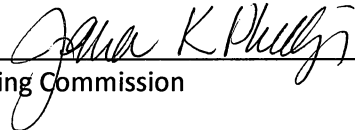
4. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS, OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION:

a. Next Planning Commission Meeting February 15, 2022.

5. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice-Chair Allred, seconded by Commissioner Hallgren at approximately 5:48 p.m. on February 1, 2022, with all members present in agreement. The next regularly scheduled meeting will be held February 15, 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