

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF January 24, 2023
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED January 19, 2023 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair
Stephen Hallgren, Vice-Chair
Mike Shanahan, Member
Mark Prather, Member
Riley Williams, Member

STAFF PRESENT

Jacquelyn Porter, City Planner
Brady Moore, Chief Performance Innovation Officer
Josh Brown, Project Manager
Joshua Brown, Project Manager
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. Cole & Erika Weatherbee and Blake & Brooke Korthauer, **MAP AMENDMENT (MA22-17)**, consideration, discussion, and possible action including recommending approval or denial of a map amendment to rezone property addressed 299 S Drury St, Stillwater, OK, from Residential Single-Family Small Lot (RSS) to Residential Two-Family (RT) zoning.

Chair Phillips introduces the item and asks staff to present.

Jacquelyn Porter, City Planner presents the item and asks if there are any questions. Chair Phillips asks if there are any questions from the Commissioners.

Vice-Chair Hallgren asks if the oil rig is decommissioned. Ms. Porter says she is unsure of the status of the oil rig; however, that is something that would be looked into before any development.

Chair Phillips asks if there are any further questions.

Commissioner Prather asks if Two-Family Residential are duplexes. Ms. Porter confirms.

Commissioner Shanahan asks about the condition of S Drury St at the location. Ms. Porter states she is unsure. Vice-Chair Hallgren says in the photo it looks to be gravel. Commissioner Williams says the road turns to dirt and gravel right before the property.

Chair Phillips asks if there are any further questions for staff; none respond. Chair Phillips asks if the applicant would like to speak.

Richard Eofs, 311 S Union Rd, Stillwater, OK comes to speak on the following:

- The plan is for roughly 16 duplexes on 7 acres.

- Plan to stay away from the low lying areas where water can be an issue and leaving some green space.
- The tank battery has been vacated and is gone now.
- The road does turn to dirt right at the entrance so the plan is to improve the road.

Commissioner Hallgren asks what that plan is for improving the road. Mr. Eofs states that the road will have to be paved since the road has to be paved down to the duplexes.

Chair Phillips asks if there are any further questions for the applicant; none respond. Chair Phillips opens the public hearing and 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; none respond. Chair Phillips closes the public hearing and asks if there is any discussion or a motion.

Commissioner Prather motions to accept finding and recommend City Council approve the proposed map amendment as presented; Commissioner Williams seconds.

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

Time: 7 minutes

- b. City of Stillwater, **MAP AMENDMENT (MA22-18)**, consideration, discussion, and possible action including recommending approval or denial of a map amendment to rezone property addressed 619 W 12th Ave, Stillwater, OK, from Office (O) to Public (P) zoning.

Chair Phillips introduces the item and asks staff to present.

Jacquelyn Porter, City Planner presents the item and asks if there are any questions. Chair Phillips asks if the Commissioners have any questions.

Vice-Chair Hallgren asks for clarification on where the zoning extends to. Ms. Porter explains it is everything within the property lines, in this case it goes to the middle of the street.

Commissioner Williams asks if the City has any plans for the property. Ms. Porter says the property has been gifted to the City, and the intentions are to preserve the original structure. Ms. Porter defers to Mr. Moore for further explanation.

Brady Moore, Chief Performance Innovation Officer,

- A local anonymous donor donated the funds to the City to purchase the property with an agreement from the owner that if the appraised price is over \$250k they will receive a letter of credit as a donation to the City.
- The City is excited to have the property back in their hands and plan to preserve the original structures.
- The original brick "t" structure is the gymnasium and the administration building which is of beautiful old architecture.
- The dilapidated additions to the property that are built around the original building will be torn down.

- The City plans to work with local organizations that are motivated in getting grant funding, and raising the funds not using City money to demolish the additional buildings and restore/preserve the original building.
- The intended use of the structure was clearly laid out by the donor and approved by City Council was basically for sports recreation, historical display in the gym, community events and for education in general.
- The gym is in incredible shape, excited at the possibilities and community support.

Chair Phillips comments about additional questions.

Discussion is held about the flooding that has occurred in the past; the floor being reported to be below flood plain elevation and it is; the almost impossible feat to raise the floor out of the flood plain, however, it is possible to design it for flooding which is currently being evaluated; also consider the structural integrity so that floodwaters do not compromise the structure itself; open air concepts; old gym flooring has been removed so that it is now just concrete which would receive new finishing; the arches in the gym are in wonderful shape; could remove the interior walls but keep the integrity of the building to renovate it; and the article wherein the school was listed as only 1 of 3 remaining African American schools that have not been torn down and this is the only one that is available for acquisition.

Chair Phillips opens the public hearing. Chair Phillips asks if there is anyone that wishes to speak in favor of this item; none respond. Chair Phillips asks if there is anyone that wishes to speak in opposition of this item; none respond. Chair Phillips closes the public hearing and asks staff for findings and alternatives.

Jacquelyn Porter, City Planner presents findings and alternatives.

Chair Phillips asks if there are any questions for staff; none respond. Chair Phillips asks for a motion.

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

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

Time: 10 minutes

- c. Precision Construction Group, LLC, c/o Gose & Associates, **SPECIFIC USE PERMIT (SUP22-12)**, consideration, discussion, and possible action including recommending approval or denial of a specific use permit to operate a vet specialty center (Animal and Pet Keeping Facility) at property currently addressed 401 S Cstar Blvd, Stillwater, OK, in Commercial General (CG) zoning.

Jacquelyn Porter, City Planner presents staffs report.

Commissioner Shanahan asks if this is the same as a vet clinic; Ms. Porter responds that we don't have that as a use but it is close.

Chair Phillips asks for the applicant to come speak.

Mr. Stephen Gose, Gose & Associates, 113 E. 8th Avenue, comes to speak on the following:

- Here on behalf of the applicant.
- Doesn't have anything additional to add but here to answer any questions.
- The way the code is written, a SUP is required to allow the use.

Chair Phillips asks if there are any questions.

Commissioner Hallgren asks who will operate it; Mr. Gose responds not him. Mr. Gose responds that the client is from OKC and will operate several of these an emergency animal hospital.

Chair Phillips asks if there are any additional questions; none respond. Chair Phillips opens the public hearing. Chair Phillips asks if there is anyone else that wishes to speak in favor of this item.

Danielle Dugat, 3615 E. 44th Street and Carey McCully, 5011 W. 1st and comes to speak on the following:

- Precision Group is the contractor that is building the building and they will lease to own from Precision.
- Danielle is a vet surgeon and Carey is a vet nurse.
- Going to be co-owners to develop a specialty animal hospital.
- Will start out with surgery only then expand to internal medicine and potentially oncology as well as other specialties.
- No boarding facilities.
- Possibly overnight care if needed but not boarding.

Chair Phillips asks if there are any questions.

Commissioner Hallgren asks if this is for small animals; Ms. Dugat responds yes, only small animals.

Commissioner Hallgren inquires about the ownership being Vet Specialties of Stillwater and asks if it is a franchise; Ms. Dugat responds that no, it is not a franchise and will be privately held corporation. Commissioner Hallgren asks if there is a current operation. Ms. Dugat responds that she currently works at OSU and this will be a private venture.

Discussion is held about the services area; being contacted by clients from far away as Kansas; the vet surgeon field being in high demand.

Chair Phillips asks if there are any more questions; none respond. Chair Phillips asks if there is anyone that wishes to speak in opposition of this item; none respond. Chair Phillips closes the public hearing and asks for staff's findings and alternatives.

Jacquelyn Porter, City Planner presents findings and alternatives.

Chair Phillips asks if there is any discussion or a motion.

Commissioner Williams motions to accept findings and recommend City Council approve the SUP as presented; Commissioner Shanahan seconds.

Roll call:	Phillips	Hallgren	Shanahan	Prather	Williams
	Yes	Yes	Yes	Yes	Yes

Time: 9 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION:

- a. Regular meeting summary of November 15, 2022.

Chair Phillips comments about corrections that have been communicated to staff previously. Chair Phillips asks if there are any additional changes and/or corrections; none noted.

Planning Commissioners review, however, no additional changes and/or corrections are noted other than previously discussed.

Vice-Chair Hallgren motions to accept the meeting summary with corrections as noted of November 15, 2022; Commissioner Williams seconds.

Roll call:	Phillips	Hallgren	Shanahan	Prather	Williams
	Yes	Yes	Yes	Yes	Yes

Time: 4 minutes

- b. Regular meeting summary of December 20, 2022.

Chair Phillips asks if there are any changes and/or corrections; none noted.

Commissioner Prather motions to accept the meeting summary of December 20, 2022; Commissioner Williams seconds.

Roll call:	Phillips	Hallgren	Shanahan	Prather	Williams
	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 7, 2023.

Jacquelyn Porter, City Planner asks the Planning Commissioners to please let her know if there is any information that they would like to see on the reports to please email her these requests.

5. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Williams, seconded by Commissioner Hallgren at approximately 6:05 p.m. on January 24, 2023, with all members present in agreement. The next regularly scheduled meeting will be held March 7, 2023, 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