

PLANNING COMMISSION MEETING AGENDA
FEBRUARY 24, 2026



723 S. Lewis Street, Room 1122
 Stillwater, OK 74074
 5:30 PM

Chair Jana Phillips, Vice-Chair Riley Williams, Commissioner Mike Shanahan, Commissioner Mark Prather, and Commissioner David Peters.

NOTE: Members of the Planning Commission and City Staff will gather prior to the regular meeting in Room 1121 beginning at 5:00 PM. No Planning Commission business will be discussed or otherwise acted upon at this time. This is not a closed session, and members of the public and press are welcome to attend.

1. Call Meeting to Order

2. General Orders

The board/committee/commission will hear a staff presentation and take action including a vote or series of votes on each item listed as presented or as amended or revised by members of the board/committee/commission unless the agenda entry specifically states no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the board/committee/commission.

a.	Consider request for a Final Plat (SUB25-12) named Stillwater High School Addition in the Public (P) zoning district at 410 W. Franklin Avenue.	Henry Bibelheimer
b.	Consider request for a Final Plat (SUB25-22) named Fern Street Cottages in the Small Lot Single-Family Residential district with a Planned Unit Development overlay (RSS-PUD).	Henry Bibelheimer

3. Public Hearing

The Planning Commission will hear public comments, discuss, and take action including a vote or series of votes on each item listed as presented or as amended by the Planning Commission unless the agenda entry specifically states that no action will be taken.

a.	Receive public comment regarding a request for a Map Amendment (MA25-16) to rezone from Small Lot Single Family Residential (RSS) & Agriculture (A) to Commercial General (CG) at the property addressed as 799 W. 12th Avenue.	Henry Bibelheimer
b.	Receive public comment regarding a Text Amendment (TXT26-03) to Stillwater City Code Chapter 23, Land Development Code, Article VI, Land Use Classifications, Division 4, Commercial Districts, Section 23-152, CB Commercial Business District; Repealing all ordinances to the contrary; and providing for severability.	Henry Bibelheimer

4. Meeting Summary for Review and Possible Action

a.	Regular meeting summary of January 27th, 2026.
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5. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

a.	Next regular meeting is Tuesday, March 3, 2026.
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6. Adjourn

On _____ at _____, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The Planning Commission may take action, including a vote or series of votes on all items listed on the agenda, unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Development Services Desk at least 48 hours prior to the meeting by calling 405.742.8220.

- Meetings are televised on AT&T U-verse channel 99 and Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the Office of Development Services.

Date of Meeting: February 24, 2026

Subject: Final Plat: Stillwater Public Schools High School

Purpose of Report: The applicant requests review and approval of a final plat to be known as Stillwater High School Addition, addressed at 410 W Franklin Ave. This is the location of the new High School building that is currently under construction.

Background: Located on the northeast side of Stillwater, the property is zoned Public (P). The applicant is proposing 4 lots with access from West Franklin Drive. Lot 1 is approximately 26 acres and will be the site of the High School Campus. Lot 2 is nearly 2 acres and contains an existing building. Outlots A and B make up an additional 3.5 acres and are non-buildable lots comprised of a trail, drainage, and utility easement.

Application Processing Information:

Applicant/Owner – Independent School District No. 16
Notice – No notice required

Processing Track:

Submittal Date – July 1, 2025
Planning Commission – February 24, 2026
City Council – March 23, 2026

Project/Site Design Data/Details:

Zoning – Public
Existing Use – Education
Proposed Use – Education
Lot – 31.22 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has access to West Franklin Drive.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: New sidewalks are located along the street frontages. The Blue Route and Green Route of the Oklahoma State University Transit Services run along North Boomer Road.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.

Discussion: The Future Land Use Map within the Comprehensive Plan indicates that the desired land use for the subject property is Public.

Findings:

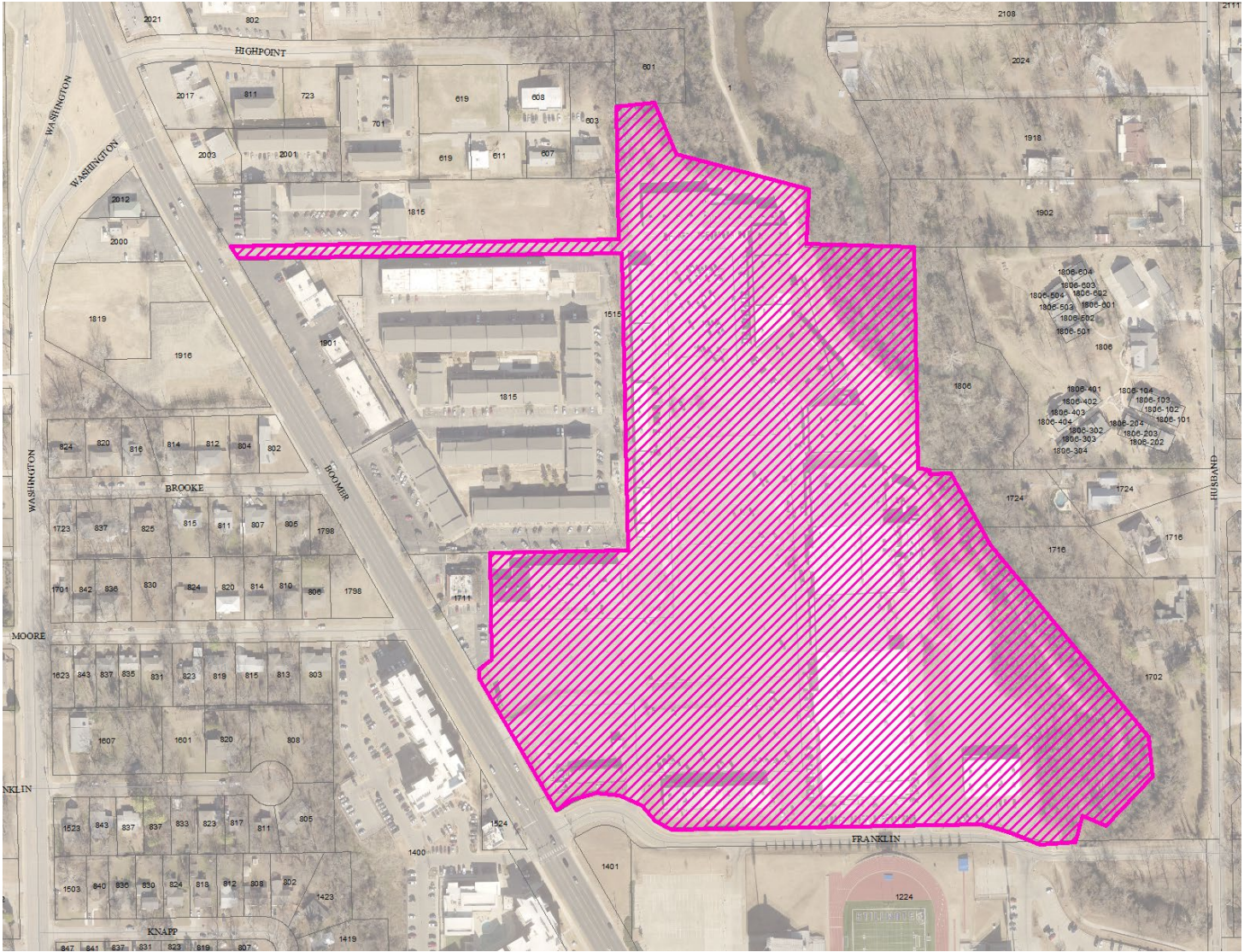
1. The proposed final plat meets the subdivision and zoning requirements.
2. Envision Stillwater 2045, recommends Public uses at this location.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed final plat as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
3. Find that the final plat is not needed and do not recommend that the City Council approve the request.

Staff recommends alternative number 1.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth Development Services Director
Josh Brown, Development Coordinator
Cindy Gibson, Administrative Services Manager
Date of Preparation: February 11, 2026
Attachments: Area Map, Application and Final Plat



Stillwater. OKLAHOMA
stillwaterok.gov

Project Type: Final Plat (SUB25-12)
Request: Final Plat – Stillwater High School Addition
Address: 1515 N Boomer / 410 W Franklin

**CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REVIEW/ACTION**

ZONING:

_____ Map Amendment
 _____ Planned Unit Development
 _____ Preliminary
 _____ Final
 _____ Subdivision
 _____ Amendment
 _____ Specific Use Permit
 _____ Annexation

SUBDIVISION:

_____ Lot Split
 _____ Commercial Minor Subdivision
 _____ Minor Subdivision
 _____ Preliminary Plat
 _____ **X** Final Plat

OTHER:

_____ Closing
 _____ Improvement Plans
 _____ Drainage Plans/Study

SITE PLANS:

_____ Minor Amendment

COMMERCIAL USE-BY-RIGHT: Complete a Commercial Building Permit Application **AND** Commercial Use-By-Right Checklist

Title of Subdivision/Plan/Use: SPS High School
 Owner(s) of Property: Independent School District No. 16
 Owner(s) Address: 314 S. Lewis St, Stillwater, OK 74074
 Owner(s) Phone/Fax/Email: Bo Gamble / 405.707.5035, bgamble@stillwaterschools.com
 Applicant/Developer of Property: same as owner
 Applicant/Developer Address: _____
 Applicant/Developer Phone/Fax/Email: _____
 Design Engineer address/phone/fax/email & Registration No.: Gose & Associates (CA 1640)
Stephen C. Gose, P.E. (22808) 113 E. 8th, Stillwater, OK 74074 / 405.743.4907 / stephen@gose-associates.com

Surveyor address/phone/fax/email & Registration No.: Universal Surveying & Mapping (CA 6858)
216 W 6th Ave, Stillwater, OK 74074 / 405.372.0000

Address or Description of Property to be Subdivided/Developed: 410 N Franklin

Original Tract Deed Book and Page Number: B2809 P282
 Number of Acres in Development: 32.6
 Number of Lots Created: 3
 Current Zoning/Requested Zoning: Public
 Reason for zoning request/use permit/map amendment:
Create 3 lots and dedicate easements.

This application must be accompanied by the appropriate checklist for the type of item being submitted for review. This application must be completed, signed, and dated by the Applicant and Owner(s).

We do hereby certify that the information provided herein is both complete and accurate to the best of our knowledge, and we understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Kathy P... 06/26/2025
 Applicant/Preparer Date

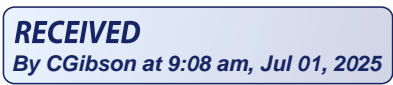
[Signature] 6/26/25
 Owner/Agent (with documentation) Date

Applicant/Preparer Date

Owner/Agent (with documentation) Date

For City of Stillwater Use Only: CASE NO#: SUB25-12

Submission Date: 07.01.2025 Processing Tract: IRC 07.23, PC TBD, CC TBD
 Approval Date: _____ Fees: _____ Number of Copies: _____



**City of Stillwater
Final Plat
Chapter 23, Article 16**

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

A subdivision CHECKLIST shall consist of the following documents which, if approved, shall be evidence of conformance with the requirements described in these regulations for a preliminary plat, as well as serve as the basis for review and approval of the subdivision. All items indicated as SUCH are required for the submittal to be considered complete.

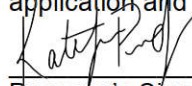
APPLICANT	REQUIREMENTS	CITY
	Section 23-327	
X	COMPLETED APPLICATION FORM AND CHECKLIST	JB
	FILING FEE OF \$150.00 PLUS (FOR RESIDENTIAL @ \$2.00/LOT) OR (FOR COMMERCIAL @ \$10.00/ACRE)	
COMM24-0009	FINAL DRAINAGE STUDY AND FINAL DRAINAGE PLAN (ARTICLE 15)	JB
IMP24-04 IMP25-02	IMPROVEMENT PLANS	JB
X	AREA OF EACH LOT, OUTLOT, AND PUBLIC GROUND IN SQUARE FEET IN TABLE FORMAT ON SEPARATE DOCUMENT	JB
1 COPY	6 COPIES OF 24X36 INCH PLAT MAP(S), 1 (8.5X11) COPY, AND ONE DIGITAL SUBMISSION EMAILED TO DIGITALS@STILLWATER.ORG OF THE FINAL PLAT shall show the following:	JB
X	1. The scale, north point, and date.	
X	2. Title, including: a. Name of subdivision with phase and section number. Amended final plats that have been previously approved shall have the phrase "replat of" before the subdivision name along with a description of the portion of the original plat being replatted. b. Name of city, county, and state. c. Location of the subdivision referenced to section, range, and township.	
X	3. The location and description of all section corners and permanent survey monuments in or near the tract to at least two of which the subdivision shall be referenced. Reference based upon State Plane Oklahoma North with NAD83 datum – may be by separate digital submission once final plat ready for recording	
X	4. The length of all required lines dimensioned in feet and decimals thereof, and the value of all required true bearings dimensioned in degrees, minutes, and seconds as hereafter specified.	
X	5. The boundary lines of the land being subdivided and the location of all subdivisions, and rights-of-way, immediately adjacent to the perimeter of the subdivision.	
X	6. The lines of all proposed right-of ways and easements fully dimensioned by lengths and bearings.	
X	7. All curves including right-of-ways and property lines shall be labeled with a number or alphabetical letter. The curve data labeled with matching numbers or alphabetical letters shall be shown on the plat in tabular form.	
X	8. The full name of all proposed streets as defined in the Stillwater City Code.	
X	9. The center line and width of all rights-of-way.	
X	10. The lines of all proposed lots fully dimensioned by lengths and bearings, except where a lot line is parallel with a block line, the bearing may be omitted.	
X	11. The lines of all proposed outlots or public grounds fully dimensioned by lengths and bearings. Public grounds shall be labeled as such. Outlots shall be labeled with the word "Outlot"	

**City of Stillwater
Final Plat
Chapter 23, Article 16**

	followed by a consecutive lettering system starting with the letter "A."	
X	12. The blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block.	
X	13. The location, width, and purpose (i.e. drainage, utility, pedestrian, etc.) of all proposed easements with dimensions to be dedicated with the plat.	
X	14. Statement dedicating any right-of-way, easements, or land to be used for streets, alleys, ways, commons or other public areas to the "City of Stillwater, Oklahoma, a municipal corporation," in accordance with Title 11 O.S. §41-109.	
X	15. Signature blocks containing the following shall be included on the approved final plat prior to filing with the County Clerk. a. Signed owner's certificate and dedication. b. Licensed professional engineer/land surveyor's certificate, signed and sealed. c. Certificate for release of mortgage for any portion dedicated to the public. d. Planning Commission approval certificate. e. City Council approval certificate. f. County Treasurer certificate.	

INFORMATIONAL
Provide an all weather fire lane prior to the delivery of combustibles.
All hydrants and mains to be in ground and operational prior to the delivery of combustibles.

Certification: I hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

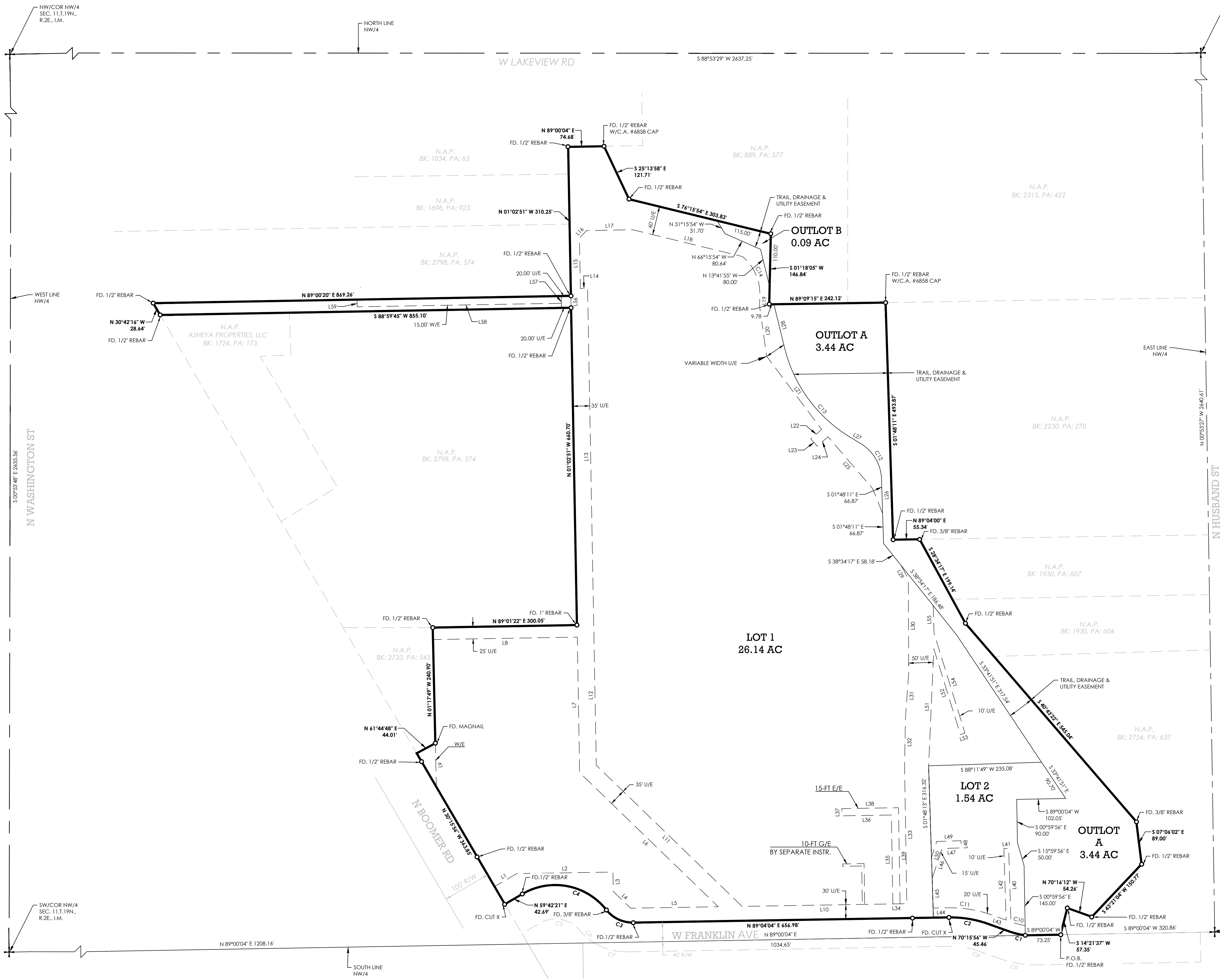
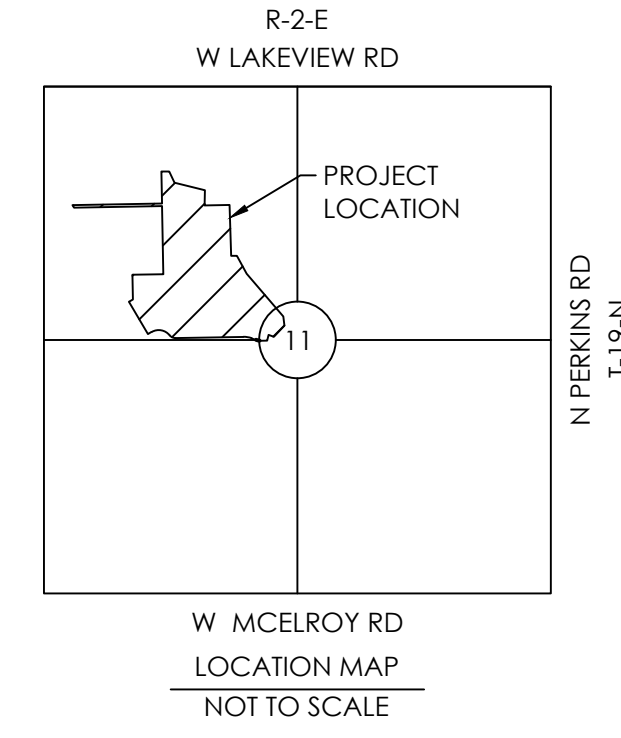
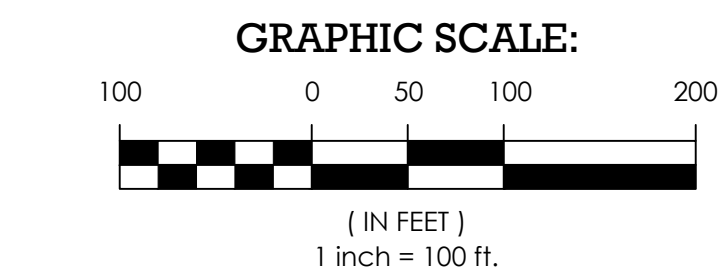
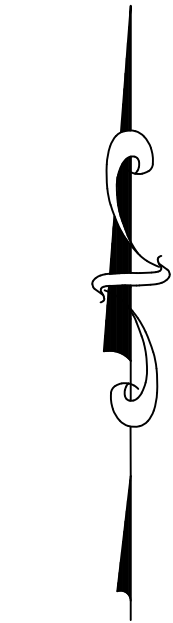


Preparer's Signature

06/26/2025

Date

**FINAL PLAT
OF
STILLWATER HIGH SCHOOL ADDITION**
A PART OF THE NORTHWEST QUARTER OF SEC. 11, T.19N., R.02E., I.M.
CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA



LINE TABLE			LINE TABLE		
LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING
L1	53.44	N59°42'21\"E	L21	190.35	S36°57'40\"E
L2	200.29	N89°04'04\"E	L22	30.00	S49°16'27\"W
L3	40.31	S0°55'56\"E	L23	20.00	S40°43'33\"E
L4	50.19	S45°55'56\"E	L24	30.00	N49°16'27\"E
L5	182.44	N89°04'04\"E	L25	142.72	S40°43'33\"E
L6	401.58	N45°55'56\"W	L26	66.87	S1°48'11\"E
L7	282.13	N0°58'38\"W	L27	27.36	S58°37'17\"E
L8	300.42	S89°01'22\"W	L28	93.62	S13°41'55\"E
L9	90.80	S1°17'49\"E	L29	31.80	S28°34'17\"E
L10	342.83	S89°04'04\"W	L30	195.82	S0°14'57\"E
L11	422.12	N45°55'56\"W	L31	95.72	S4°04'04\"W
L12	292.62	N1°02'51\"W	L32	97.85	S1°03'58\"W
L13	700.48	N1°02'51\"W	L33	287.42	S0°55'56\"E
L14	15.00	S88°57'09\"W	L34	15.00	S89°04'04\"W
L15	105.25	N1°02'51\"W	L35	185.10	N0°55'56\"W
L16	21.37	N43°57'09\"E	L36	103.00	S89°04'06\"W
L17	96.07	N88°57'09\"E	L37	15.00	N0°32'05\"W
L18	234.92	S76°15'54\"E	L38	117.90	N89°04'06\"E
L19	24.13	S1°18'05\"W	L39	200.10	S0°55'56\"E
L20	105.52	S8°05'35\"E	L40	153.01	N1°48'12\"W

LINE TABLE		
LINE #	DISTANCE	BEARING
L41	10.00	S88°11'48\"W
L42	149.06	S1°48'12\"E
L43	32.36	N70°15'56\"W
L44	32.67	S89°04'04\"W
L45	61.47	N1°48'13\"W
L46	65.82	N18°07'09\"E
L47	40.00	N88°12'25\"E
L48	15.00	N1°47'35\"W
L49	50.52	S88°12'25\"W
L50	34.95	S18°07'09\"W
L51	243.85	N2°33'02\"E
L52	186.90	S17°12'03\"E
L53	10.00	N72°47'57\"E
L54	217.60	S17°12'03\"E
L55	57.51	N1°48'11\"W
L56	24.73	S1°02'50\"E
L57	24.73	S1°02'51\"E
L58	424.99	S89°00'20\"W
L59	15.00	N1°00'15\"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.41	170.00	11.94	N76°13'58\"W	35.35
C2	83.23	230.00	20.73	N80°37'56\"W	82.78
C3	64.47	70.00	52.77	N64°36'25\"W	62.22
C4	193.31	135.00	82.04	N79°14'38\"W	177.21
C5	90.50	65.00	79.77	S80°25'47\"E	83.37
C6	41.19	127.95	18.45	S49°04'55\"E	41.02
C7	73.06	130.00	32.20	N74°53'55\"W	72.10
C8	61.52	170.00	20.73	N80°37'57\"W	61.18
C9	83.23	230.00	20.73	N80°37'55\"W	82.78
C10	28.22	164.94	9.80	N75°40'42\"W	28.18
C11	90.46	250.00	20.73	N80°37'51\"W	89.97
C12	89.25	90.00	56.82	S30°12'44\"E	85.64
C13	235.22	300.00	44.92	S36°09'36\"E	229.24
C14	90.28	100.00	51.72	S24°33'39\"E	87.24

- NOTES:**
- THE PROPERTY OWNER WILL COMPLY WITH ALL CITY ORDINANCES, REGULATIONS AND STANDARDS REGARDING MAINTENANCE, REPLACEMENT AND REPAIR OF DRAINAGE FACILITIES.
 - PROPERTY OWNER MAY REQUEST CLOSURE AND JUDICIAL VACATION OF THE EXISTING GENERAL UTILITY, DRAINAGE, AND PEDESTRIAN EASEMENT RECORDED IN BOOK 698, PAGE 346, SHOWN ON EXHIBIT A AS RECORDED IN BOOK 695, PAGE 015, AND/OR THE EXISTING UTILITY EASEMENT RECORDED IN BOOK 444, PAGE 387. SAID EASEMENTS ARE ATTACHED HERETO.
 - OUTLOTS A AND B TO BE DESIGNATED AS TRAIL, DRAINAGE AND UTILITY EASEMENTS.

LEGEND

+	SECTION CORNER
○	FOUND MONUMENT AS DESCRIBED
●	SET 1/2\"/>

ENGINEER OF RECORD:
GOSE & ASSOCIATES
113 E 8TH AVE.
STILLWATER OK 74074
PHONE: (405) 743-4927

FINAL PLAT TO SERVE
STILLWATER HIGH SCHOOL ADDITION

UNIVERSAL
SURVEYING & MAPPING
214 W. 4th Avenue, Stillwater, OK 74074 Phone: (405) 372-0200
Fax: (405) 372-0201 www.universalsurveying.com

FINAL PLAT
OF
STILLWATER HIGH SCHOOL ADDITION
A PART OF THE NORTHWEST QUARTER OF SEC. 11, T. 19N., R. 02E., I.M.
CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA

BOOK 444 AND PAGE 387

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, TRAVCO DEVELOPERS, INC., for and in consideration of One and NO/100 Dollars (\$1.00) cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, do hereby for themselves, their heirs, executors, administrators and assigns, grant and convey unto the CITY OF STILLWATER, OKLAHOMA, a municipal corporation, its successors and assigns, a permanent easement and right-of-way, through, over and across a tract of land situated in Payne County, State of Oklahoma, to-wit:

A tract of land in the NW 1/4 of Section 11, T-19-N, R-2-E, I.M., Payne County, Oklahoma, more particularly described as follows:
Beginning at a point 11 feet North of the SE corner of the NW 1/4 NW 1/4 of said Section 11;
thence N 89° 53' E, a distance of 413.26 feet;
thence South 20 feet; thence S 89° 53' W, a distance of 413.26 feet;
thence North 20 feet to the point of beginning.

With right of ingress and egress to and from same, for the purpose of permitting the said City of Stillwater, Oklahoma, to construct sewer, water, gas, electrical or other utility lines thereon through, over, under and across said property, together with all necessary and convenient appurtenances thereto; and to use and maintain the same, and of affording the said City of Stillwater, its officers, agents, employees, and all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying, and maintaining said sewer, water, gas, electrical or other utility lines, and for the further purpose of enabling the City of Stillwater to do any and all convenient things incident to such construction, operation, and replacement of such sewer, water, gas, electrical or other utility lines.

TO HAVE AND TO HOLD such easement and right-of-way to the said City of Stillwater, its successors and assigns forever.

DATED this 11th day of May, 1985.

BOOK 698 AND PAGE 346

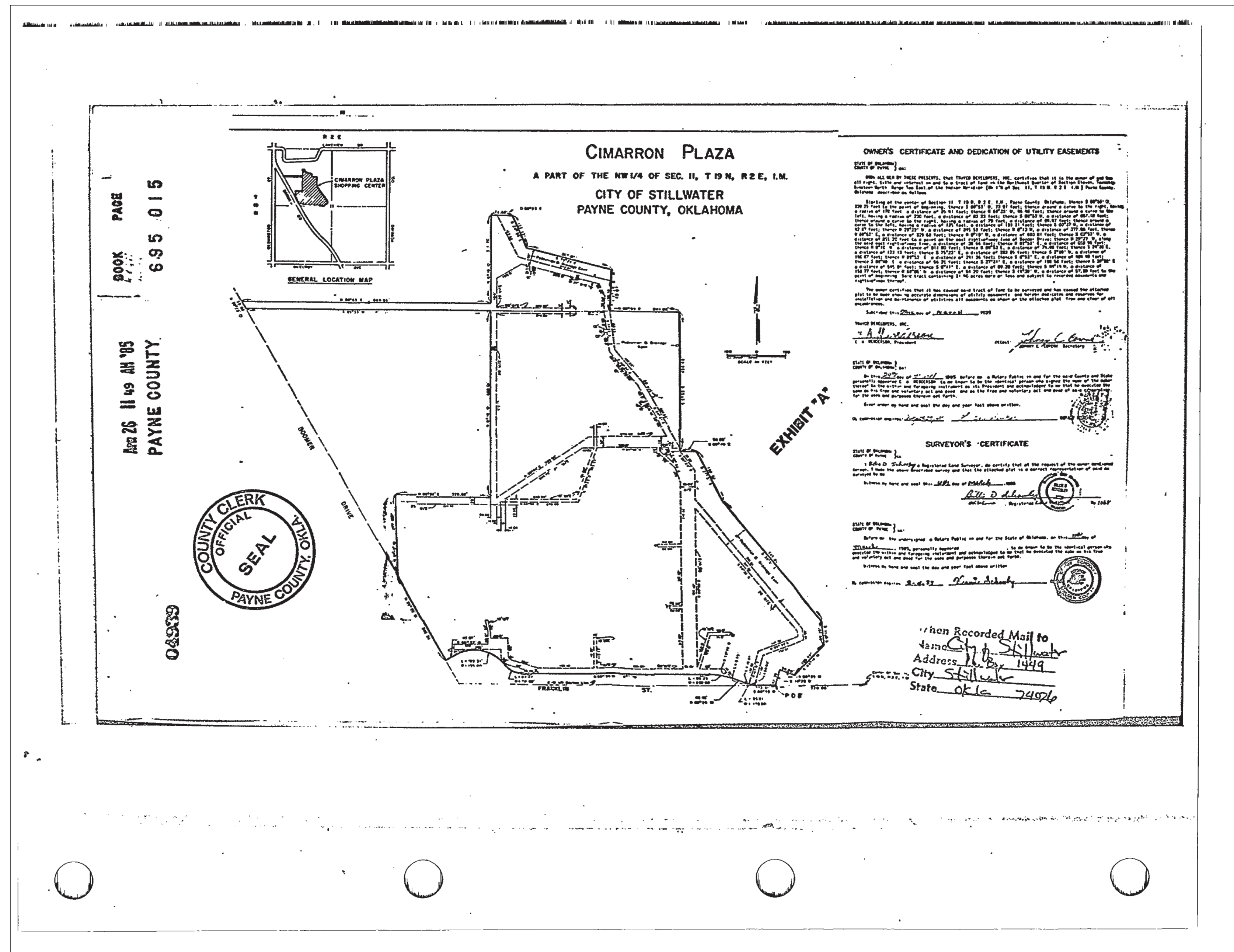
KNOW ALL MEN BY THESE PRESENTS:

That TRAVCO DEVELOPERS, INC., an Oklahoma corporation, hereinafter called GRANTOR, for, and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby enter into this agreement on this 29th day of August, 1985.

Whereas, GRANTOR represents and warrants that it owns and has fee simple title to a certain parcel of real estate located in the City of Stillwater, Payne County, State of Oklahoma, more particularly bounded and described as follows:

Starting at the center of Section 11, Township 19 North, Range 2 East of the Indian Meridian, Payne County, Oklahoma;
thence South 89 degrees 53 minutes West, a distance of 320.25 feet to the point of beginning;
thence South 89 degrees 53 minutes West, a distance of 73.91 feet;
thence around a curve to the right, having a radius of 170 feet, a distance of 35.41 feet;
thence North 69 degrees 23 minutes West, a distance of 45.46 feet;
thence around a curve to the left, having a radius of 230 feet, a distance of 83.23 feet;
thence South 89 degrees 53 minutes West, a distance of 66.0 feet;
thence around a curve to the right, having a radius of 50 feet, a distance of 64.47 feet;
thence around a curve to the left, having a radius of 135 feet, a distance of 193.31 feet;
thence South 00 degrees 37 minutes West, a distance of 42.67 feet;
thence North 89 degrees 53 minutes West, a distance of 345.59 feet;
thence North 88 degrees 13 minutes West, a distance of 277.60 feet;
thence North 00 degrees 00 minutes East, a distance of 329.58 feet;
thence North 00 degrees 00 minutes West, a distance of 660.81 feet;
thence South 89 degrees 53 minutes East, a distance of 855.20 feet to a point on the east right-of-way line of Boomer Drive;
thence North 29 degrees 23 minutes East along said east right-of-way line, a distance of 28.66 feet;
thence North 89 degrees 53 minutes East, a distance of 868.55 feet;
thence South 00 degrees 10 minutes West, a distance of 311.00 feet;
thence South 89 degrees 53 minutes East, a distance of 74.68 feet;
thence South 27 degrees 30 minutes East, a distance of 123.13 feet;
thence South 35 degrees 23 minutes East, a distance of 303.85 feet;
thence South 47 degrees 09 minutes West, a distance of 146.67 feet;
thence North 89 degrees 53 minutes East, a distance of 241.26 feet;
thence South 00 degrees 53 minutes East, a distance of 494.49 feet;
thence South 89 degrees 53 minutes East, a distance of 56.20 feet;
thence South 27 degrees 55 minutes East, a distance of 198.58 feet;
thence South 39 degrees 50 minutes East, a distance of 545.01 feet;
thence South 06 degrees 11 minutes East, a distance of 89.20 feet;
thence South 44 degrees 45 minutes West, a distance of 153.77 feet;
thence North 69 degrees 05 minutes West, a distance of 54.20 feet;
thence South 14 degrees 00 minutes West, a distance of 57.39 feet to the point of beginning.

Containing 31.40 acres, more or less



ENGINEER OF RECORD
GOSE & ASSOCIATES
113 E 8TH AVE.
STILLWATER OK 74074
PHONE: (405) 743-4907

FINAL PLAT TO SERVE
STILLWATER HIGH SCHOOL ADDITION



Date of Meeting: February 24, 2026

Subject: Final Plat: Fern Street Cottages

Purpose of Report: The applicant requests review and approval of a final plat to be known as Fern Street Cottages, addressed at 505 E 18th Avenue. This is the location for 14 proposed single-family lots, and one outlot dedicated for open space.

Background: Located on the southeast side of Stillwater, the property is zoned RSS (Small Lot Single-Family Residential), with a PUD (Planned Unit Development). In April of 2021, the Preliminary PUD for Fern Street Cottages was approved by Planning Commission as the preliminary PUD and the preliminary plat for the project. Section 23-308 states that “the approved Preliminary PUD may serve as the PUD Preliminary Plat”, which was the intent of the Fern Street Cottages Preliminary PUD. Fern Street Cottages Preliminary PUD was approved by City Council in May of 2021, and ordinance number 3473 was approved in June of 2021 officially rezoning the subject property from IL (Industrial Light) to RSS and incorporating Fern Street Cottages Planned Unit Development. The original preliminary plat expired, and was approved by Planning Commission again on July 8, 2025.

Application Processing Information:

Applicant/Owner – Stillwater Habitat for Humanity, Inc.
Notice – No notice required

Processing Track:

Submittal Date – November 25, 2025
Planning Commission – February 24, 2026
City Council – March 9, 2026

Project/Site Design Data/Details:

Zoning –RSS
Existing Use – Vacant
Proposed Use – 14 residential lots, and one outlot for common space
Lot – 1.88 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has access to South Fern Street.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are located along the east side of Fern Street. The Scarlet Route has a stop that is one half mile to the north on 12th Street.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available.

Discussion: The Future Land Use Map within the Comprehensive Plan indicates that the desired land use for the subject property is Employment.

Findings:

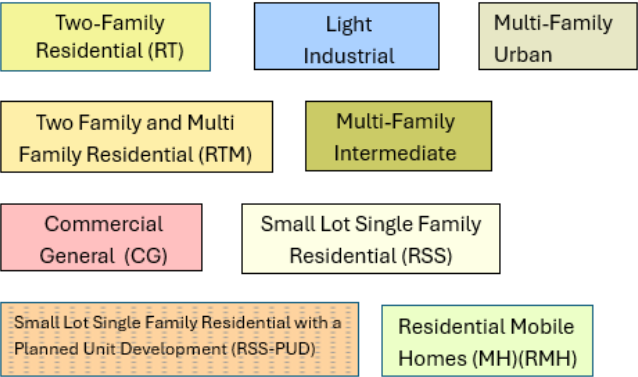
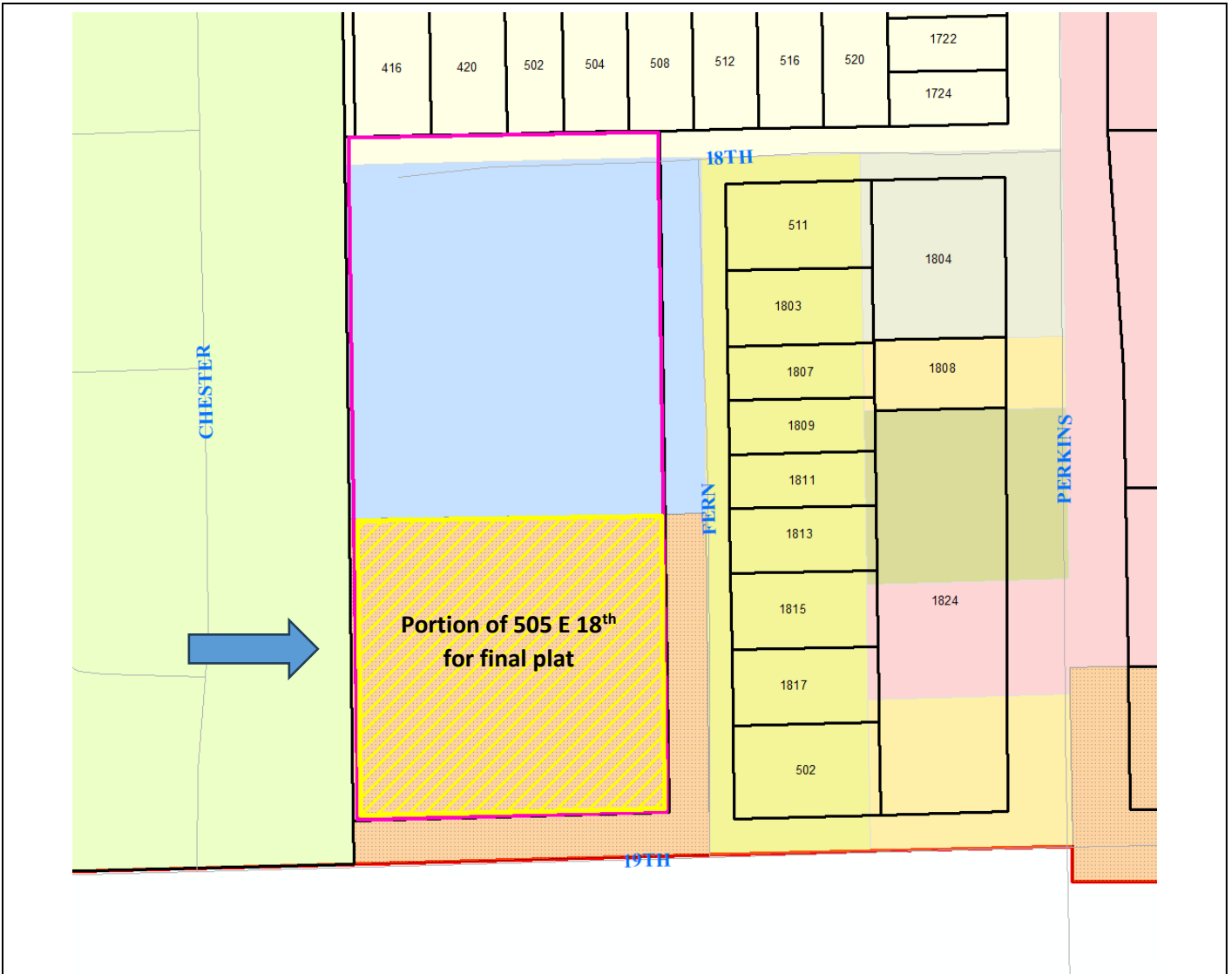
1. The proposed final plat matches the preliminary plat/PUD which was approved in 2021.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed final plat as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
3. Find that the final plat is not needed and do not recommend that the City Council approve the request.

Staff recommends alternative number 1.

Prepared by:	Henry Bibelheimer, Senior Planner
Reviewed by:	David Barth Development Services Director Josh Brown, Development Coordinator Cindy Gibson, Administrative Services Manager
Date of Preparation:	February 11, 2026
Attachments:	Area Map, Application and Final Plat



Stillwater. OKLAHOMA
stillwaterok.gov

Project Type: Final Plat (SUB25-22)
Request: Fern Street Cottages – Final Plat
Address: 505 E 18th Ave
Applicant: Fern Street Cottages

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REVIEW/ACTION

ZONING:

- Map Amendment
- Planned Unit Development
- Preliminary
- Final
- Subdivision
- Amendment
- Specific Use Permit
- Annexation

SUBDIVISION:

- Lot Split
- Commercial Minor Subdivision
- Minor Subdivision
- Preliminary Plat
- Final Plat

OTHER:

- Closing
- Improvement Plans
- Drainage Plans/Study

SITE PLANS:

- Minor Amendment

COMMERCIAL USE-BY-RIGHT: Complete a Commercial Building Permit Application **AND** Commercial Use-By-Right Checklist

Title of Subdivision/Plan/Use: Fern Street Cottages
 Owner(s) of Property: Stillwater Habitat for Humanity, Inc
 Owner(s) Address: PO Box 912 Stillwater, OK 74076
 Owner(s) Phone/Fax/Email: 405.372.8100
 Applicant/Developer of Property: same as above
 Applicant/Developer Address: _____
 Applicant/Developer Phone/Fax/Email: _____
 Design Engineer address/phone/fax/email & Registration No.: Gose & Associates (CA 1640)
Stephen C. Gose, P.E. (22808) 113 E. 8th, Stillwater, OK 74074 / 405.743.4907 / stephen@gose-associates.com

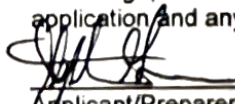
Surveyor address/phone/fax/email & Registration No.: Crossroads Survey Company (CA 6841)
Clayton Cantrell, LPLS (1802) P.O. Box 1772, Cushing, OK 74023 / 918.225.0345 / crossroadssurveycompany@gmail.com

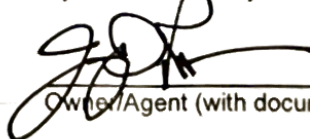
Address or Description of Property to be Subdivided/Developed: 505 East 18th Avenue

Original Tract Deed Book and Page Number: Book 1749 Page 959
 Number of Acres in Development: 1.877
 Number of Lots Created: 15
 Current Zoning/Requested Zoning: Current - RSS PUD
 Reason for zoning request/use permit/map amendment:
Create 14 Lots for Small Cottages and 1 lot for Common Area

This application must be accompanied by the appropriate checklist for the type of item being submitted for review. This application must be completed, signed, and dated by the Applicant and Owner(s).

We do hereby certify that the information provided herein is both complete and accurate to the best of our knowledge, and we understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.


 Applicant/Preparer _____ Date 11/24/2025


 Owner/Agent (with documentation) _____ Date 11/24/25

Applicant/Preparer _____ Date _____ Owner/Agent (with documentation) _____ Date _____

For City of Stillwater Use Only: CASE NO#: _____

Submission Date: _____ Processing Tract: IRC _____, PC _____, CC _____
 Approval Date: _____ Fees: _____ Number of Copies: _____

Application for Review/Action

**City of Stillwater
Final Plat
Chapter 23, Article 16**

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

A subdivision CHECKLIST shall consist of the following documents which, if approved, shall be evidence of conformance with the requirements described in these regulations for a preliminary plat, as well as serve as the basis for review and approval of the subdivision. All items indicated as SUCH are required for the submittal to be considered complete.

APPLICANT	REQUIREMENTS	CITY
	Section 23-327	
X	COMPLETED APPLICATION FORM AND CHECKLIST	
\$180.00	FILING FEE OF \$150.00 PLUS (FOR RESIDENTIAL @ \$2.00/LOT) OR (FOR COMMERCIAL @ \$10.00/ACRE)	
IMP21-23	FINAL DRAINAGE STUDY AND FINAL DRAINAGE PLAN (ARTICLE 15)	
IMP21-23 IMP23-15	IMPROVEMENT PLANS	
X	AREA OF EACH LOT, OUTLOT, AND PUBLIC GROUND IN SQUARE FEET IN TABLE FORMAT ON SEPARATE DOCUMENT	
1 COPY	6 COPIES OF 24X36 INCH PLAT MAP(S), 1 (8.5X11) COPY, AND ONE DIGITAL SUBMISSION EMAILED TO DIGITALS@STILLWATER.ORG OF THE FINAL PLAT shall show the following:	
X	1. The scale, north point, and date.	
X	2. Title, including: a. Name of subdivision with phase and section number. Amended final plats that have been previously approved shall have the phrase "replat of" before the subdivision name along with a description of the portion of the original plat being replatted. b. Name of city, county, and state. c. Location of the subdivision referenced to section, range, and township.	
X	3. The location and description of all section corners and permanent survey monuments in or near the tract to at least two of which the subdivision shall be referenced. Reference based upon State Plane Oklahoma North with NAD83 datum – may be by separate digital submission once final plat ready for recording	
X	4. The length of all required lines dimensioned in feet and decimals thereof, and the value of all required true bearings dimensioned in degrees, minutes, and seconds as hereafter specified.	
X	5. The boundary lines of the land being subdivided and the location of all subdivisions, and rights-of-way, immediately adjacent to the perimeter of the subdivision.	
X	6. The lines of all proposed right-of ways and easements fully dimensioned by lengths and bearings.	
X	7. All curves including right-of-ways and property lines shall be labeled with a number or alphabetical letter. The curve data labeled with matching numbers or alphabetical letters shall be shown on the plat in tabular form.	
X	8. The full name of all proposed streets as defined in the Stillwater City Code.	
X	9. The center line and width of all rights-of-way.	
X	10. The lines of all proposed lots fully dimensioned by lengths and bearings, except where a lot line is parallel with a block line, the bearing may be omitted.	
X	11. The lines of all proposed outlots or public grounds fully dimensioned by lengths and bearings. Public grounds shall be labeled as such. Outlots shall be labeled with the word "Outlot"	

**City of Stillwater
Final Plat
Chapter 23, Article 16**

	followed by a consecutive lettering system starting with the letter "A."	
X	12. The blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block.	
X	13. The location, width, and purpose (i.e. drainage, utility, pedestrian, etc.) of all proposed easements with dimensions to be dedicated with the plat.	
X	14. Statement dedicating any right-of-way, easements, or land to be used for streets, alleys, ways, commons or other public areas to the "City of Stillwater, Oklahoma, a municipal corporation," in accordance with Title 11 O.S. §41-109.	
X	15. Signature blocks containing the following shall be included on the approved final plat prior to filing with the County Clerk. a. Signed owner's certificate and dedication. b. Licensed professional engineer/land surveyor's certificate, signed and sealed. c. Certificate for release of mortgage for any portion dedicated to the public. d. Planning Commission approval certificate. e. City Council approval certificate. f. County Treasurer certificate.	

INFORMATIONAL
Provide an all weather fire lane prior to the delivery of combustibles.
All hydrants and mains to be in ground and operational prior to the delivery of combustibles.

Certification: I hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.



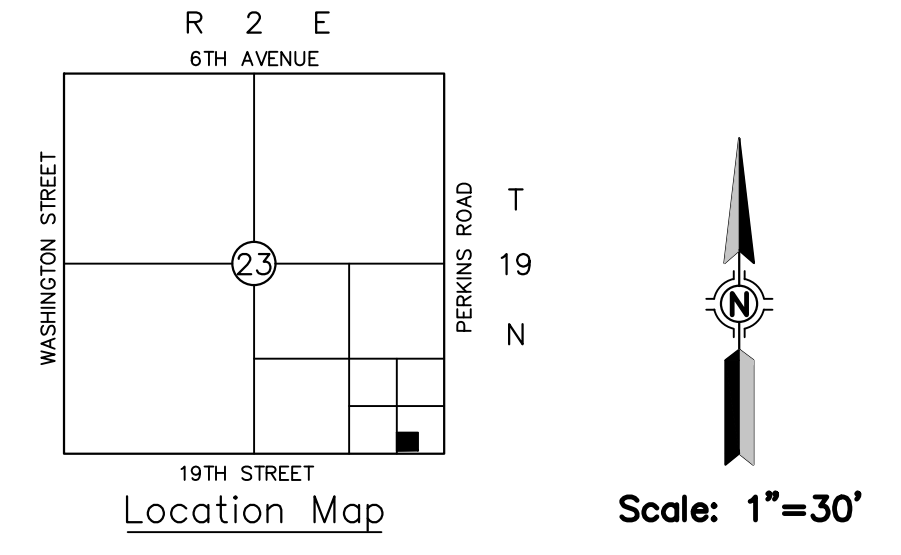
Preparer's Signature

11/24/2025

Date

Final Plat of Fern Street Cottages

a part of the SE/4 Section 24
T-19-N, R-2-E, L.M.
City Of Stillwater, Payne County, Oklahoma



OWNER'S CERTIFICATE

STATE OF OKLAHOMA)
 SS
COUNTY OF PAYNE)

STILLWATER HABITAT FOR HUMANITY, INC., IS THE OWNER OF THE PROPERTY DESCRIBED IN THE FINAL PLAT OF FERN STREET COTTAGES, A SUBDIVISION OF PART OF THE SE/4, SECTION 24, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND THAT IS PART OF THE WEST 295 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4); THENCE SOUTH 88°33'28" WEST ALONG THE SOUTH LINE OF SAID SE/4 FOR 662.22 FEET TO THE SOUTHWEST CORNER OF THE SE/4 SE/4 SE/4; THENCE NORTH 00°55'26" WEST ALONG THE WEST LINE OF SAID SE/4 SE/4 SE/4 FOR 40.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 00°55'26" WEST ALONG SAID WEST LINE FOR 218.54 FEET; THENCE NORTH 89°04'34" EAST FOR 81.20 FEET; THENCE SOUTH 01°17'53" EAST FOR 21.50 FEET; THENCE NORTH 89°04'30" EAST FOR 137.18 FEET; THENCE SOUTH 00°57'14" EAST FOR 20.00 FEET; THENCE NORTH 89°04'34" EAST FOR 76.46 FEET; THENCE SOUTH 00°55'26" EAST FOR 174.37 FEET; THENCE SOUTH 88°33'28" WEST PARALLEL WITH THE SOUTH LINE OF SAID SE/4 FOR 295.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.
AND

A TRACT OF LAND THAT IS PART OF THE WEST 295 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4); THENCE SOUTH 88°33'28" WEST ALONG THE SOUTH LINE OF SAID SE/4 FOR 662.22 FEET TO THE SOUTHWEST CORNER OF THE SE/4 SE/4 SE/4; THENCE NORTH 00°55'26" WEST ALONG THE WEST LINE OF SAID SE/4 SE/4 SE/4 FOR 258.54 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 00°55'26" WEST ALONG SAID WEST LINE FOR 60.00 FEET; THENCE NORTH 89°04'34" EAST FOR 295.00 FEET; THENCE SOUTH 00°55'26" EAST FOR 101.50 FEET; THENCE SOUTH 89°04'34" WEST FOR 76.46 FEET; THENCE NORTH 00°57'14" WEST FOR 20.00 FEET; THENCE SOUTH 89°04'30" WEST FOR 137.18 FEET; THENCE NORTH 01°17'53" WEST FOR 21.50 FEET; THENCE SOUTH 89°04'34" WEST FOR 81.20 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

HAS BEEN SURVEYED, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, UNDER THE NAME OF FERN STREET COTTAGES, AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF STILLWATER, OKLAHOMA, PERPETUAL PUBLIC UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF SANITARY SEWER COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, ELECTRIC DISTRIBUTION SYSTEMS AND ANY OTHER MUNICIPAL UTILITY SERVICE PROVIDED BY THE CITY OR OTHER UTILITY COMPANIES THAT HAVE THE LEGAL RIGHT TO PROVIDE SUCH SERVICE WITH THE CITY OF STILLWATER, WITH THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT.
(RESTRICTIVE COVENANTS ARE FILED SEPARATELY)

SUBSCRIBED THIS ___ DAY OF _____ 2026.

STATE OF OKLAHOMA)
 SS
COUNTY OF PAYNE)

ON THIS _____ DAY OF JANUARY, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON(S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

My COMMISSION NO. _____

NOTARY PUBLIC

SURVEYOR'S NOTARY

STATE OF OKLAHOMA)
 SS
COUNTY OF PAYNE)

I, CLAYTON CANTRELL, A LICENSED PROFESSIONAL LAND SURVEYOR NO. 1802, IN THE STATE OF OKLAHOMA HEREBY CERTIFY THAT THE PLAT OF FERN STREET COTTAGES, CORRECTLY REPRESENTS A CAREFUL SURVEY THEREOF MADE UNDER MY SUPERVISION AND ANY MONUMENTS SHOWN THEREON ACTUALLY EXIST AND RESPECTIVE POSITIONS ARE CORRECTLY SHOWN, THAT THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE OF LAST SITE VISIT: NOVEMBER 6, 2025.

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____ 2026.

CLAYTON CANTRELL
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1802

STATE OF OKLAHOMA)
 SS
COUNTY OF PAYNE)

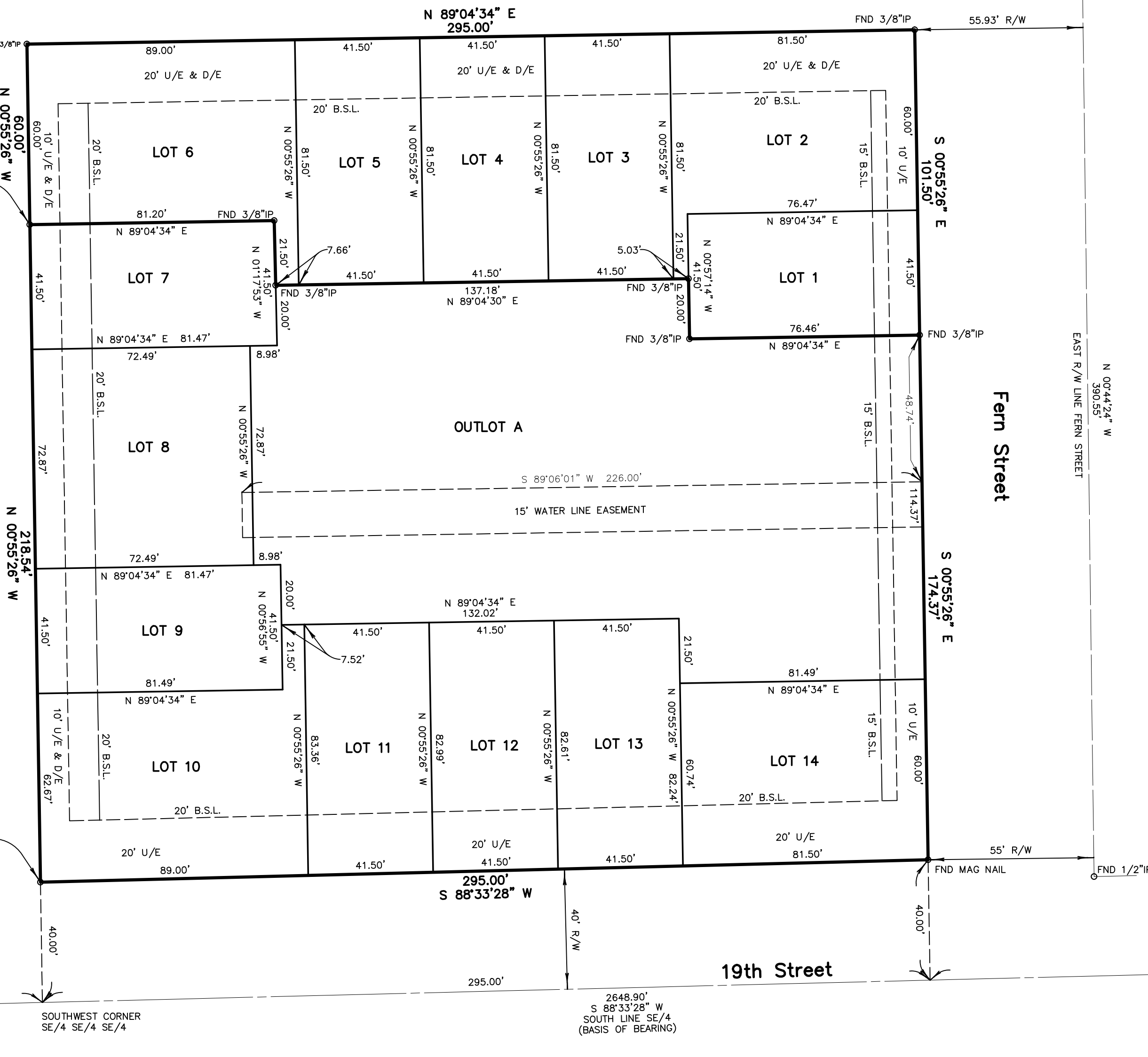
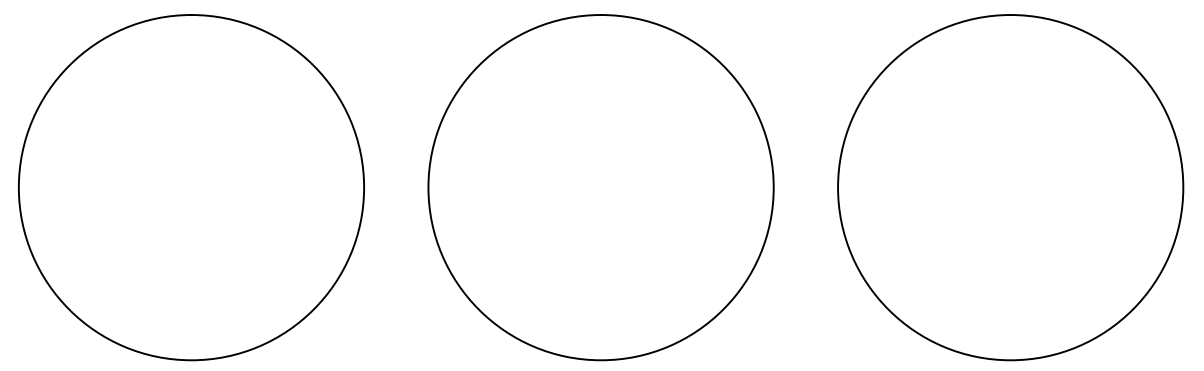
ON THIS _____ DAY OF JANUARY, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED CLAYTON CANTRELL, TO ME KNOWN TO BE THE IDENTICAL PERSON (S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

MY COMMISSION NO. _____

NOTARY PUBLIC

OWNERS NOTARY SURVEYOR'S SEAL SURVEYOR'S NOTARY



- Legend**
- BSL BUILDING SETBACK LINE
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - FND FOUND
 - IP IRON PIN

Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 WITH THE SOUTH LINE OF THE SE/4 BEING S 88°33'29" W.
- SET 3/8" IRON PIN AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- THE PROPERTY DESCRIBED HEREON CONTAINS 1.877 ACRES, MORE OR LESS.
- WE HAVE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR PAYNE COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 4019C0231F DATED OF MAY 16, 2007 AND FOUND THAT ALL OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X.

REGISTERED ENGINEER

GOSE & ASSOCIATES
113 E. 8TH AVE
STILLWATER, OK 74074
STEPHEN GOSE, P.E.
PHONE : (405) 743-4907
FAX: (405) 743-4908

REGISTERED LAND SURVEYOR

Crossroads Survey Company, LLC
PO BOX 1772
CUSHING, OK 74023
CLAYTON CANTRELL
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1802
CA.1802 EXPIRES 6/30/2026
PHONE : (918) 225-0345

OWNER/DEVELOPER

STILLWATER HABITAT FOR HUMANITY, INC.
PO BOX 912
STILLWATER, OK 74076

SUB25-22

RECEIVED
By CGibson at 9:39 am, Dec 23, 2025

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF PAYNE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORD OF SAID COUNTY SHOWS ALL TAXES ARE PAID FOR THE YEAR 2025 AND ALL PRIOR YEARS ON THE LAND SHOWN AS FERN STREET COTTAGES, IN PAYNE COUNTY, OKLAHOMA, AND THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT STILLWATER, OKLAHOMA, ON THIS ___ DAY OF _____ 2026.

COUNTY TREASURER

CERTIFICATE OF PLANNING COMMISSION

I, _____ CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF STILLWATER, OKLAHOMA, HEREBY CERTIFY THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF FERN STREET COTTAGES, CITY OF STILLWATER, OKLAHOMA, THIS ___ DAY OF _____ 2026.

CHAIRMAN

CERTIFICATE OF CITY CLERK

I, _____ CITY CLERK OF THE CITY OF STILLWATER, OKLAHOMA HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF FERN STREET COTTAGES, CITY OF STILLWATER, OKLAHOMA, THIS ___ DAY OF _____ 2026.

CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA, THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF FERN STREET COTTAGES, AN ADDITION TO THE CITY OF STILLWATER, OKLAHOMA IS HEREBY ACCEPTED.

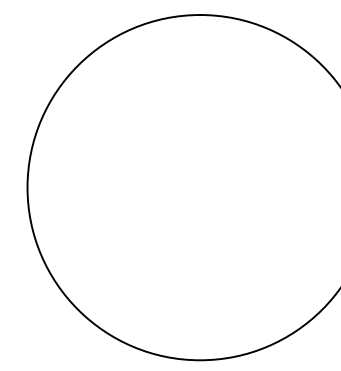
ADOPTED BY THE COUNCIL OF THE CITY OF STILLWATER, THIS ___ DAY OF _____ 2026.

ATTEST:

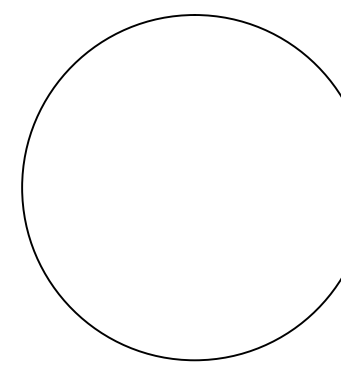
CITY CLERK

MAYOR

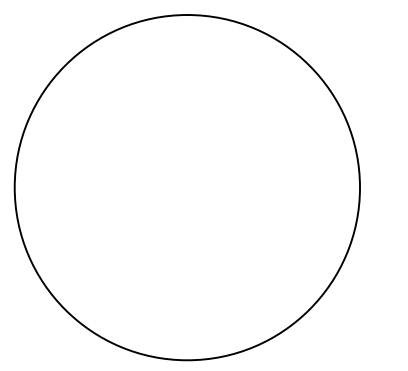
PAYNE COUNTY
TREASURER



PAYNE COUNTY
REGISTER OF DEEDS



CITY CLERK



Date of Meeting: February 24, 2026

Subject: Map Amendment: 799 W 12th Avenue

Purpose of Report: The applicant, YMCA of Greater Oklahoma City, requests review and approval of a Map Amendment to rezone the parcel located at 799 W 12th Avenue from Small Lot Single-Family (RSS) and Agriculture (A) to Commercial General (CG).

Background: The subject property is located at the southeast corner of 12th Avenue and Washington Street, at 799 W 12th Avenue. The property is approximately 62.1 acres and is currently partially platted as a portion of the Lynn Addition, The subject tract is vacant, and entirely within the FEMA floodplain boundary. The applicant is requesting review and approval of a Map Amendment to rezone the parcel from Small Lot Single-Family (RSS) and Agriculture (A) to Commercial General (CG).

The Map Amendment is requested as a part of the preparation for the development of a new YMCA project on the site. The proposed YMCA development falls under the use category of "Recreation", which is allowed by right in the CG district, and is not allowed in the RSS or A districts. The proposal has one large structure, with both indoor and outdoor amenities, with potential future options for expansion. The site is proposed to be developed to meet all standards of the Commercial General (CG) District.

Application Processing Information:

Owner – Gallegos Land and Cattle, LLC

Applicant – YMCA of Greater Oklahoma City

Notice – Letters mailed to property owners within 300 feet. notice in the NewsPress and posted signage

Processing Track:

Submittal Date – December 1, 2025

Planning Commission – February 24, 2026

City Council – March 9, 2026

Project/Site Design Data/Details:

Zoning –Small Lot Single-Family Residential (RSS) and Agriculture (A) to Commercial General (CG)

Existing Use – Vacant

Proposed Use – Recreation

Total Lot size – ~ 62.1 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access on 12th Avenue.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are proposed on the south side of 12th Avenue. OSU Transit Services – the Scarlett Route runs along 12th Avenue, with stops just west of the proposed development.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer is available.

- Electric: City electric is available

Discussion: The applicant requests review and approval of a Map Amendment to rezone the parcel located at 799 W 12th Avenue from Small Lot Single-Family (RSS) and Agriculture (A) to Commercial General (CG) to facilitate the development of a proposed recreation facility. The site has Office (O) and Public (P) zoning to the west for the medical office uses. There is also Public (P) zoning to the north for Southern Woods Park, to the east for Washington School, with a vacant property to the east zoned Small Lot Single-Family (RSS) and Public (P). Agriculture (A) zoning is located to the south where the property abuts Stillwater Creek.

The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045 calls for Agriculture uses on the southern portion of the site, with Public/Civic uses along 12th Avenue. The agriculture portion of this site is proposed to be left as green space, and the portion of the property that is calling for Public/Civic uses is proposed to be developed as the YMCA site. The comprehensive plan does define the public and civic land use category as land for publicly owned facilities and amenities. The YMCA is not proposed to be publicly owned, however, the City is partnering with the YMCA, and the City believes this facility will benefit the public.

Findings:

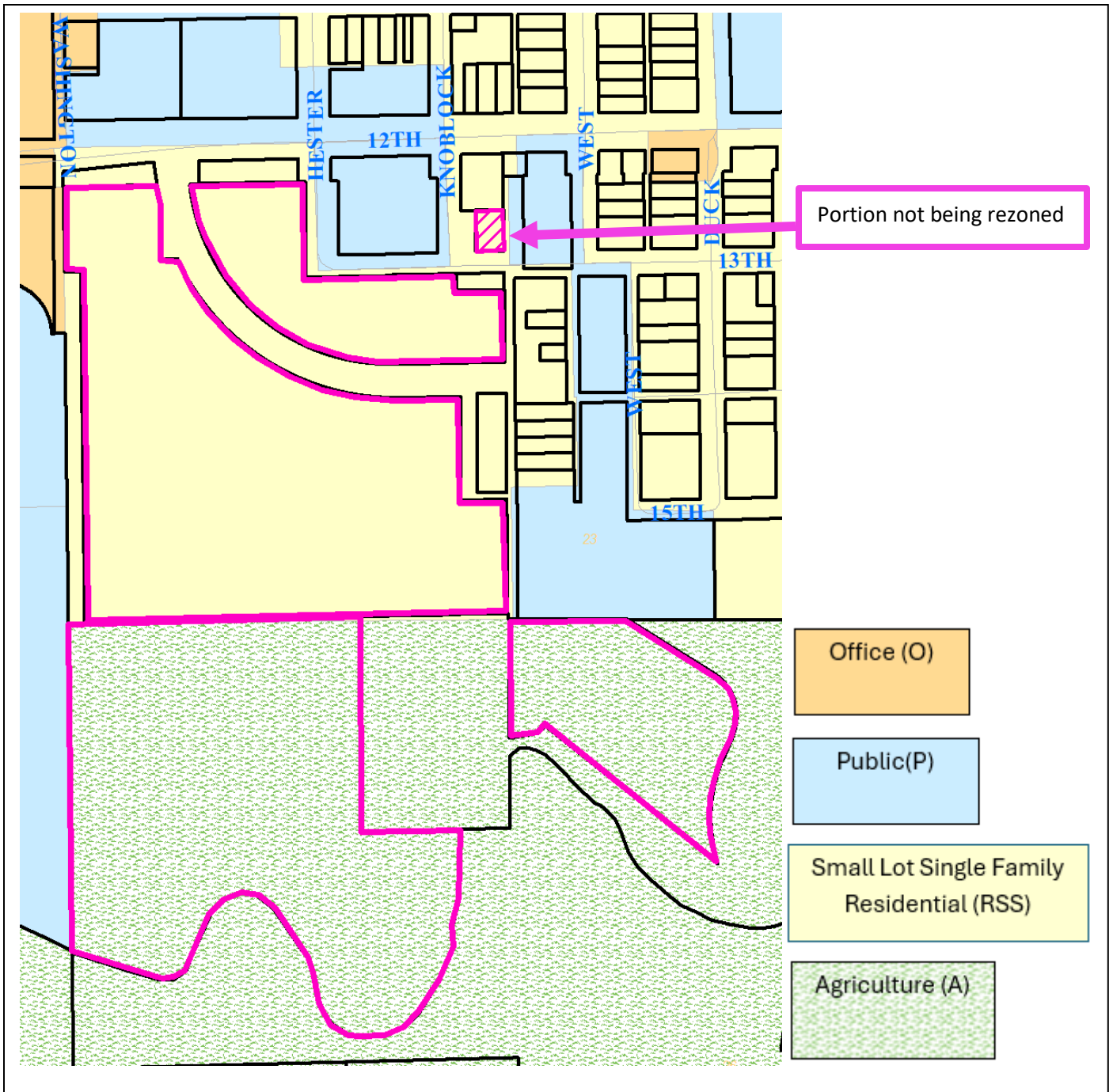
1. The proposed recreation facility is allowed by right in the Commercial General (CG) zoning district.
2. The YMCA development generally aligns with the Future Land Use Map of Envision Stillwater 2045.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Map Amendment as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
3. Find that the Map Amendment is not needed and do not recommend that the City Council approve the request.

Staff recommends alternative number 1.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth Development Services Director
Josh Brown, Development Coordinator
Cindy Gibson, Administrative Services Manager
Date of Preparation: February 10, 2026
Attachments: Area Map, Application, Zoning Comparison Table, Conceptual Site Plan



Stillwater. OKLAHOMA
stillwaterok.gov

Project Type: Map Amendment (MA25-16)
Request: RSS & A to CG with portion remaining RSS
Address: 799 W 12th & 1798 S Hester.
Applicant: YMCA of Greater Oklahoma City

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REVIEW/ACTION

ZONING:

Map Amendment
 Planned Unit Development
 Preliminary
 Final
 Subdivision
 Amendment
 Specific Use Permit
 Annexation

SUBDIVISION:

Lot Split
 Commercial Minor Subdivision
 Minor Subdivision
 Preliminary Plat
 Final Plat

OTHER:

Closing
 Improvement Plans
 Drainage Plans/Study
 Drilling Permit

SITE PLANS:

Minor Amendment
 Final Drill Site Development Plan

COMMERCIAL USE-BY-RIGHT: Complete a Commercial Building Permit Application **AND** Commercial Use-By-Right Checklist

Title of Subdivision/Plan/Use: Stillwater YMCA & future Youth Recreation Facilities
 Owner(s) of Property: Gallegos Land & Cattle, LLC (attn: Edward Gallegos, Manager)
 Owner(s) Address: 1511 S Sangre Rd, Stillwater, OK 74074
 Owner(s) Phone/Fax/Email: (405) 533-1300 / Ed.Gallegos@TerritoryLLC.com
 Applicant/Developer of Property: YMCA of Greater Oklahoma City (attn: Kelly Kay, CEO)
 Applicant/Developer Address: 500 N Broadway, Suite 500, Oklahoma City, OK 73102
 Applicant/Developer Phone/Fax/Email: (405) 297-7717 / KKay@ymcaokc.org
 Design Engineer address/phone/fax/email & Registration No.: Kimley-Horn and Associates, Inc. (attn: Austin Burton) / 4727 Gaillardia Parkway, Suite 250, Oklahoma City, OK 73142 / (405) 252-5960 / austin.burton@kimley-horn.com / Firm No. 2740

Surveyor address/phone/fax/email & Registration No.: Bancroft Design (attn: Kyle Felder) / 923 South Lowry Street, Stillwater, OK 74076 / (405) 743-3355 / kfelder@bancroft-design.com / CA# 9205

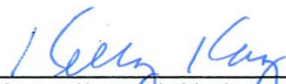
Address or Description of Property to be Subdivided/Developed: See attached legal description & survey (Tracts of land lying in the West Half of Section 23, Township 19 North, Range 2 East, of the Indian Meridian, Payne County, State of Oklahoma)

Original Tract Deed Book and Page Number: Book 2380, Page 879 - Tract "A", Tract "B", & Tract "C" and Book 2646, Page 914
 Number of Acres in Development: 62.10 acres
 Number of Lots Created: N/A
 Current Zoning/Requested Zoning: Current: RSS (Small Lot Single Family) & A (Agricultural) / Requested: CG (Commercial General)
 Reason for zoning request/use permit/map amendment (describe project):
Request re-zoning to allow for proposed YMCA facility as well as future Soccer Complex, future Youth Recreation facility, and future Outdoor Pool

This application must be accompanied by the appropriate checklist for the type of item being submitted for review. This application must be completed, signed, and dated by the Applicant and Owner(s).

We do hereby certify that the information provided herein is both complete and accurate to the best of our knowledge, and we understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.


 Applicant/Preparer _____ Date 11-24-2025
 Austin Burton, Project Manager
 Kimley-Horn and Associates, Inc.

 11-24-2025
 Owner/Agent (with documentation) Date
 Kelly Kay, CEO
 YMCA of Greater Oklahoma City

For City of Stillwater Use Only: CASE NO#: _____

Submission Date: _____ Processing Tract: IRC _____, PC _____, CC _____
 Approval Date: _____ Fees: _____ Number of Copies: _____

**City of Stillwater
Map Amendment Checklist
Chapter 23, Article 3**

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

Zoning district boundaries created under the authority of the City of Stillwater may be amended to change the zoning classification on one or more properties by the City Council. This CHECKLIST identifies the items needed. All items indicated as SUCH are required for the submittal to be considered complete.

APPLICANT	REQUIREMENTS	CITY
	Section 23.58	
X	COMPLETED APPLICATION FORM AND CHECKLIST	JB
X	TYPED LEGAL DESCRIPTION SENT TO DIGITALS@STILLWATER.ORG	JB
X	FILING FEE OF \$250.00 PLUS \$2.00/ACRE	
X	A TYPEWRITTEN LIST AND ELECTRONIC/DIGITAL COPY, CERTIFIED BY THE PAYNE COUNTY ASSESSOR, LICENSED ABTRACTOR, ATTORNEY, ENGINEER OR ARCHITECT, OF ALL PROPERTY OWNERS WITHIN THREE HUNDRED (300) FEET OF THE SUBJECT PROPERTY. THE OWNERSHIP LIST SHALL HAVE BEEN PREPARED NO MORE THAN THIRTY (30) DAYS PRIOR TO SUBMISSION.	JB

Certification: I hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand that any inaccuracies may be considered just cause for invalidation of this application and anv action taken on this application.



11-24-2025

Preparer's Signature

Date

Austin Burton, Project Manager
Kimley-Horn and Associates, Inc.

ZONING COMPARISON CHART		
	CG (Commercial General)	A (Agriculture)
Min Lot Size	No min requirements	5 acres
Min Lot Width/Depth	No min requirements	200/300 feet
Max Structure Height	No max height	No max limit
Min Front Yard	25 feet/10 feet from alley	50 feet
Min Side Yard - boundary with:		
Residential district	20 feet	30 feet
Commercial district	No min requirements	30 feet
Industrial district	No min requirements	30 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	50 feet
Any other district	No min requirements	50 feet
Max Lot Coverage	50 percent	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	No requirements
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	<ul style="list-style-type: none"> • Arts & Entertainment • Bed & Breakfast, Hotel, Motel • Beverage Services • Churches & Religious Institutions • Financial Institutions & Services • Food Services • Free-Standing Self-Service • Health Care & Social Assistance • Information • Parking Lots/Garages • Personal & Laundry Services • Personal Storage & Warehousing • Professional & Administrative Offices • Recreation • Research & Development • Retail Trade • Transportation Activities • <i>Utilities</i> • Vehicle & Equipment Sales/Service • Wholesale Trade 	<ul style="list-style-type: none"> • Agriculture, Forestry, Fishing, Hunting • Animal and Pet Keeping Facility • Conventional single-family (accessory to principal use) • Mobile Home, (accessory to principal use) • Mobile Home Park • Residential design manufactured home (accessory to principal use) • Telecommunications Tower • <i>Utilities</i>

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	CG (Commercial General)
Lot Size	5000 square feet	No min requirements
Min Lot Width/Depth	50/100 feet	No min requirements
Max Structure Height	35 feet	No min requirements
Min Front Yard	20 feet/10 feet from alley	25 feet/10 feet from alley
Corner lot optional setback	Front: 20 feet Street Side: 15 feet	N/A
Min Side Yard - boundary with:		
Residential district	5 feet	20 feet
Commercial district	15 feet	No min requirements
Industrial district	15 feet	No min requirements
Min Rear Yard - boundary with:		
Residential district	20 feet	20 feet
Any other district	20 feet	No min requirements
Lot Coverage	No max limit	50 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	Required when abutting RSS, RSL, RMH, RT or RM; 70% opaque up to 3- feet tall and 40% opaque up to 5-feet tall
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	<ul style="list-style-type: none"> • Conventional single-family • Residential design manufactured homes 	<ul style="list-style-type: none"> • Arts and Entertainment • Bed and Breakfast, Hotel, Motel • Beverage Services • Churches and Religious Institutions • Financial Institutions and Services • Food Services • Free-Standing Self Service Facilities • Health Care and Social Assistance • Information • Parking Lots/Garages • Personal and Laundry Services • Professional and Administrative Office and Services • Recreation • Research and Development • Retail Trade • Transportation Activities • Utilities • Vehicle and Equipment Sales and service • Wholesale Trade

Date of Meeting: February 24, 2026

Subject: Text Amendment to Chapter 23, Land Development Code, Article VI, Land Use Classifications, Division 4, Commercial Districts, Section 23-152, CB Commercial Business District.

Purpose of Report: City Staff requests review and approval of the proposed text amendment to Chapter 23, Land Development Code, Article VI, Land Use Classifications, Division 4, Commercial Districts, Section 23-152, CB Commercial Business District.

Background:

Staff has identified 5 locations, currently zoned Commercial Business District (CB), with the use of *Vehicle and equipment sales and service*. Section 23-96 of the City Code includes the following definition:

Vehicle/equipment sales, rental, and service means establishments primarily engaged in the sale or rental of personal or commercial vehicles and equipment and which includes incidental maintenance and repair facilities; and establishments that sell, install, and service vehicle equipment and parts, including body repairs and painting.

The CB district is largely located within and surrounding downtown Stillwater. Uses within the CB district are exempt from off-street parking and typically utilize on-street public parking spaces for their customers. Vehicle sales and service businesses must have off-street parking to store vehicles being sold or repaired. For this reason, vehicle sales and service is not an appropriate use in a majority of the CB district. However, there are a few locations within the CB district where vehicle sales and service might be appropriate, especially with certain approved conditions. Uses that are sometimes allowed within certain zoning districts typically require a specific use permit from the City Council.

Section 23-180 (f) of the City code states that:

The city council may impose conditions related to the use of land, including but not limited to permitted uses, lot sizes, setbacks, height limits, required facilities, buffers, open space areas, lighting, signage, landscaping, parking and loading, compatibility, land use density and such other development standards and operational conditions and safeguards as are indicated to be important to the welfare and protection of adjacent property and the community as a whole. The effect of the proposed specific use upon the character of the neighborhood, traffic conditions, public utilities, drainage, and other matters related to the general welfare may also be considered.

With the ability for City Council to impose conditions on the specific use permit to ensure compatibility, staff believe that a specific use permit is the best path forward for vehicle and equipment sales and service in the CB zoning district.

Application Processing Information:

Applicant – City of Stillwater
Notice – Notice in the NewsPress

Processing Track:

Planning Commission – February 24, 2026
City Council – March 23, 2026

Discussion:

The proposed text amendment modifies the allowed uses in the Commercial Business District (CB) in our Land Development Code to allow Vehicle and Equipment Sales and Service with a specific use permit.

Findings:

1. The proposed text amendment provides a potential path forward for the existing vehicle and equipment sales and service to come into compliance.
2. The proposed text amendment allows City Council to review and impose conditions on any request for vehicle equipment sales and service within the CB zoning district.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Text Amendment as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
3. Find that the Text Amendment is not needed and do not recommend that the City Council approve the request.

Staff recommends alternative number 1.

Prepared by:	Henry Bibelheimer, Senior Planner
Reviewed by:	David Barth Development Services Director Josh Brown, Development Coordinator Cindy Gibson, Administrative Services Manager
Date of Preparation:	February 4, 2026
Attachments:	Draft Ordinance

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING STILLWATER CITY CODE CHAPTER 23, LAND DEVELOPMENT CODE, ARTICLE VI, LAND USE CLASSIFICATIONS, DIVISION 4, COMMERCIAL DISTRICTS, SECTION 23-152, CB COMMERCIAL BUSINESS DISTRICT; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY

(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

SECTION 1: That Stillwater City Code, Chapter 23, “Land Development Code”, Article VI, “Land Use Classifications”, Division 4, “Commercial Districts”, Section 23-152, “CB Commercial Business District”, be amended as follows:

Sec. 23-152. - CB Commercial Business District.

- a) *Permitted by right.* The following uses will be permitted by right in the CB Commercial Business District:
1. Arts and entertainment.
 2. Bed and breakfast, hotel, motel.
 3. Beverage services.
 4. Boardinghouses/roominghouses.
 5. Educational services.
 6. Financial institutions and services.
 7. Food services.
 8. Freestanding self-service facilities.
 9. Multifamily.
 10. Mixed use.
 11. Parking lots/garages.
 12. Personal and laundry service.
 13. Professional and administrative office and services.
 14. Public administration and service.
 15. Recreation.
 16. Retail trade.
 17. Townhome.
- b) *Specific use permit.* The following uses are permitted by specific use permit in the CB district:
1. Information.

2. Medical marijuana dispensary.

2.3. Vehicle and equipment sales and service.

c) *Bulk regulations.* Bulk regulation requirements in the CB district are as follows:

1. The maximum structure height as measured from the finished floor elevation of the first floor to the highest point of the roof: No maximum limit.
2. Setbacks. The following are the minimum required setbacks in the CB district:
 - a. *Minimum front yard.* No setback is required from any property boundary abutting a right-of-way or road/access easement.
 - b. *Minimum side yard.* When a side yard has a common boundary with property in any residential district, the minimum setback is 20 feet. When a side yard has a common boundary with property in any district except for a residential district, there shall be no required minimum setback.
 - c. *Minimum rear yard.* When a rear yard has a common boundary with property in any residential district, the minimum setback is 25 feet. When a rear yard has a common boundary with property in any district except for a residential district, there shall be no required minimum setback.

3. Maximum lot coverage: 100 percent.

d) *Exceptions.* The following exceptions are set forth in the CB district:

1. The rear yard shall be not less than 30 feet in width to accommodate a 20-foot wide alley for the placement of dumpsters, for the loading and unloading of merchandise or materials, and for utility service equipment.
2. For development on property that abuts any local street that currently has 100 feet of continuous right-of-way for the entire block, the front yard setbacks may be reduced by up to 50 percent.
3. Townhomes are exempt from the lot size and lot coverage requirements.
4. Any number of structures or uses may be constructed or established on a single lot, but no single lot shall be smaller than the minimum lot area required to accommodate the principal use/structure and all accessory uses/structures.

(Ord. No. 3023, § 1(23.152), 3-3-2008; Ord. No. 3051, § 21, 12-15-2008; Ord. No. 3104, § 2, 6-21-2010; Ord. No. 3118, § 5, 12-20-2010; Ord. No. 3201, § 5, 9-17-2012; [Ord. No. 3416](#), § 3, 9-17-2018)

SECTION 2: REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3: SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2026.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____, 2026.

KIMBERLY CARNLEY, CITY ATTORNEY

First Reading:
Second Reading:

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF JANUARY 27TH, 2026
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED January 21ST, 2026 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET

MEMBERS PRESENT

Jana Phillips, Chair
Riley Williams, Vice Chair
Mark Prather, Member
Mike Shanahan, Member
David Peters, Member

MEMBERS ABSENT

STAFF PRESENT

Ashlyn Garis, Assistant City Attorney
Henry Bibelheimer, Senior City Planner
David Barth, Development Services Director
Alexandria Holle-Maged, Administrative Assistant

Staff Absent

Joshua Brown, Project Coordinator

1. CALL MEETING TO ORDER.

Chair Phillips called the meeting to order at 5:30 pm.

2. GENERAL ORDERS

The board/committee/commission will hear a staff presentation and take action including a vote or series of votes on each item listed as presented or as amended or revised by members of the board/committee/commission unless the agenda entry specifically states no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the board/committee/commission.

3. PUBLIC HEARING

- a. Receive public comment regarding a Text Amendment to Stillwater City Code Chapter 23, Land Development Code, Article I General Provisions, Section 23-7, Definitions; Article V, Use Categories and Limitations, Division 1, Generally, Section 23-96, Definitions; Article VI, Land Use Classifications, Division 3, Residential Districts, Section 23-140, RMI (Multi-Family Intermediate) District, and Section 23-141 RMU (Multi-Family Urban) District; and Article IX, Landscaping, Screening, and Environmental Standards, Section 23-230, Generally; Repealing all ordinances to the contrary; and providing for severability.

Mr. Bibelheimer presents staff's report and noted the item was tabled previously to incorporate changes, including additional feedback from the Greek Neighborhood Association. Mr. Bibelheimer highlights the following:

- Definition and Classification: Explained moving the definition of "fraternity or sorority house" to Section 23-96 (Use Definitions) and requiring affiliation with a university-recognized chapter.
- Zoning and Setbacks: Identified the addition of these houses as allowed uses in RMI and RMU districts. He detailed a proposed 5-foot side yard setback when abutting other Greek houses, noting that a 15-foot setback remains if the property abuts a single-family residential use. He added that for every story above the first, the setback increases by 3 feet.

- Density and Design: Proposed a density calculation where four beds equal one dwelling unit. He outlined design standards requiring a residential appearance, front porches, and street-facing facades composed of at least 50% brick or stone.
- Height Restrictions: Clarified that any portion of a structure within 30 feet of a single-family district is limited to two stories.
- Landscaping (Section 23-230F): Proposed a requirement of one tree and 10 shrubs per 30 feet of frontage.

Mr. Bibelheimer also introduced a "redline" change for corner lots that instead of providing landscaping for *both* front yards on a corner lot, the requirement is now based only on the primary front yard (defined as the frontage from which the property is addressed); and this requirement would only be calculated based on the primary front yard (address street) to accommodate "house decorations" and homecoming displays.

Chair Phillips inquired about the definition of "portion" regarding the height restriction. Mr. Bibelheimer explained that the code does not explicitly define "portion," but the intent is to apply the height limit specifically to the physical area of the building footprint located within the 30-foot buffer from a single-family property line.

Chair Phillips asked for clarification on landscape requirements for corner lots, specifically if a house on University and Monroe would only be required to landscape based on the University frontage. Mr. Bibelheimer confirmed this, noting that while the *requirement* is calculated by the primary frontage, the plants could be placed anywhere on the parcel.

Chair Phillips asked if the Greek Neighborhood Association deemed the original landscape requirement a "hardship." Mr. Bibelheimer clarified it was a "concern" rather than a legal hardship,

Vice Chair Williams states he can see how this would make sense referencing how some of the houses are angled and questioned the definitions of trees versus shrubs, specifically regarding species like Crepe Myrtles. Mr. Bibelheimer noted the code defines small, medium, and large trees but admitted there is no "approved tree list" currently in the code.

Chair Phillips asked how the proposed landscaping compares to the current "point system." Mr. David Barth, Development Services Director, explained that they do have a comparative analysis of landscaping codes in other towns done by the City's Consultant; continues to explain that the requirement of one tree and 10 shrubs per 30 feet of frontage does not specify that they be put in the front yard. Under the current system, developers can often meet requirements using only grass (sod); the amendment ensures "vertical landscaping" (trees and shrubs) to soften the visual impact of higher-density buildings with reduced setbacks and noted sororities typically maintain high-quality landscaping, while some fraternities currently have almost zero.

Chair Phillips asks for clarification on what the front yard setback is. Mr. Bibelheimer responds 20 feet.

Commissioner Prather asked how staff ensures reduced setbacks remain limited to Greek housing and do not create pressure to lower standards for other high-occupancy residential uses. Mr. Bibelheimer stated the definition is tightened up to require university affiliation, which excludes standard apartments and acknowledged it might create future pressure for code updates but confirmed this specific amendment is limited in scope.

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

Mr. Bibelheimer presents findings and alternatives.

Findings:

1. The proposed text amendment updates how the City regulates fraternity or sorority houses.
2. The proposed text amendment updates the definition of fraternity or sorority house and moves the definition to the use categories.
3. The side setback for fraternity and sorority houses in the RMU zoning district is proposed to be reduced to align with the side yard setback requirements in RMI.
4. Design standards for fraternity and sorority houses are proposed to be incorporated into the RMI and RMU district, to ensure a quality residential design.
5. Increased landscaping requirements for fraternity or sorority houses.

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Text Amendment as presented.
2. Accept findings and recommend that the City Council conditionally approve the proposed Text Amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
4. Find that the Text Amendment is not needed and do not recommend that the City Council approve the request.

Mr. Bibelheimer states staff recommends option 2, to conditionally approve the text amendment with the last-minute changes to Section 23-230.f regarding primary frontage for corner lots.

Ms. Ashlyn Garis, Assistant City Attorney, clarifies the Commissioners will need to include the specific wording if they motion to approve it with the recommended changes.

Vice Chair Williams moved to approve the text amendment as presented, with the specific change to Section 23-230.f to apply landscaping requirements to the primary front yard, only for corner lots. Commissioner Prather seconds the motion.

Roll Call:	Phillips	Williams	Prather	Shanahan	Peters
	Yes	Yes	Yes	Yes	Yes

Time: 26 minutes

4. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION.

- a. Regular meeting summary of January 6th, 2026.

Chair Phillips asks if there are any changes and/or additions; none respond.

Commissioner Peters moved to approve the minutes as presented. Commissioner Shanahan seconds.

Roll Call:	Phillips	Williams	Prather	Shanahan	Peters
	Yes	Yes	Yes	Yes	Yes

Time: 1 minute

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

- a. Next Regular Meeting is February 3rd, 2026.

5. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice Chair Williams, seconded by Commissioner Peters at approximately 5:58PM on January 27th, 2026. The next regularly scheduled meeting will be held Tuesday, February 3rd, 2026, at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 South Lewis Street.

Prepared by Alexandria Holle-Maged, Administrative Assistant
Reviewed by Cindy Gibson, Administrative Services Manager

Approved by - _____
Stillwater Planning Commission

