

PLANNING COMMISSION MEETING AGENDA
MARCH 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. 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 Map Amendment (MA26-01) to rezone properties addressed as 3621 and 3605 N Prosperity Lane from General Industrial (IG) to Commercial Shopping (CS).	Henry Bibelheimer
b.	Receive public comment regarding a Text Amendment (TXT26-02) Chapter 23, Land Development Code, by repealing Article XV, Planned Unit Developments, in its entirety; and creating and adopting Chapter 23, Land Development Code, Article XV, Planned Unit Developments; Division 1; Planned Unit Development, Section 23-294, Planned Unit Developments General Description; Section 23-295, Purpose of Planned Unit Developments; Section 23-296, Core Objectives and Compliance Standards Goals; Section 23-297, Design and Development Guidelines; Section 23-298, PUD Submittal; Section 23-299, Review and Approval Process; Section 23-300, Amendments; Division 2, Small Planned Unit Developments; Section 23-301, Small Planned Unit Development General Description; Section 23-302, Statement of Purpose and Applicability; Section 23-303, Small Planned Unit Development (SPUD) Requirements; Section 23-304, Review and Approval Process; Section 23-305, Design and Development Guidelines; Section 23-306, Application and Submission Requirements; Section 23-307, Amendments. Repealing all ordinances to the contrary; and providing for severability. <i>(Tabled from March 3rd, 2026 meeting.)</i>	Henry Bibelheimer

c.	Receive public comment regarding an application for a Short Term Rental (STR-0232) from Brian & Janice Buffington for a property addressed as 5212 W. 2nd Avenue in the Small Lot Single-Family Residential (RSS) district.	Henry Bibelheimer
----	--	-------------------

3. Meeting Summary for Review and Possible Action

a.	Regular meeting summary of February 24, 2026.
----	---

b.	Regular meeting summary of March 3, 2026.
----	---

4. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

a.	Next regular meeting is April 7th, 2026.
----	--

5. 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: March 24, 2026

Subject: Map Amendment: 3621 and 3605 N Prosperity Lane

Purpose of Report: The applicant, Meridian Technology Center, requests review and approval of a Map Amendment to rezone the parcels located at 3621 and 3605 N. Prosperity Lane from General Industrial (IG) to Commercial Shopping (CS).

Background: The subject property is located half a mile east of the southeast corner of East Airport Road and North Perkins Road, at 3621 and 3605 N. Prosperity Lane. The property is approximately 1.89 acres and is currently vacant and unplatted. The applicant is requesting review and approval of a Map Amendment to rezone the parcel from General Industrial (IG) to Commercial Shopping (CS).

The subject property is two parcels, which are proposed to be developed as an education facility. Educational Services is not allowed in the General Industrial (IG) zoning district and is allowed by right in the Commercial Shopping (CS) zoning district.

Application Processing Information:

Owner – Meridian Technology Center

Applicant – Meridian Technology Center

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

Processing Track:

Submittal Date – January 28, 2026

Planning Commission – March 24, 2026

City Council – April 6, 2026

Project/Site Design Data/Details:

Zoning – General Industrial (IG) to Commercial Shopping (CS)

Existing Use – Vacant

Proposed Use – Educational Services

Total Lot size – ~1.89 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access onto Prosperity Lane.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: OSU Transit Services – the gray route runs along Perkins and has a stop one half mile west of the proposed property.
- 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 parcels located at 3621 and 3605 N. Prosperity Lane from General Industrial (IG) to Commercial Shopping (CS) to facilitate the development of an Educational Facility. The property has General Industrial (IG)

on all sides, with Commercial General (CG) one quarter mile west at the southeast corner of Perkins and Airport Road.

The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045 shows Mixed-Use at this location. Envision Stillwater 2045 describes the Mixed-Use land category as informing the “creation of dynamic, walkable districts with clear and unique identities”. Envision Stillwater 2045 also describes different development types, and an educational facility would fit into the neighborhood commercial development type, which is appropriate in the Mixed-Use land category.

Findings:

1. The proposed Map Amendment aligns with Envision Stillwater 2045.
2. Educational Facilities are allowed by right in the Commercial Shopping (CS) zoning district.

Alternatives:

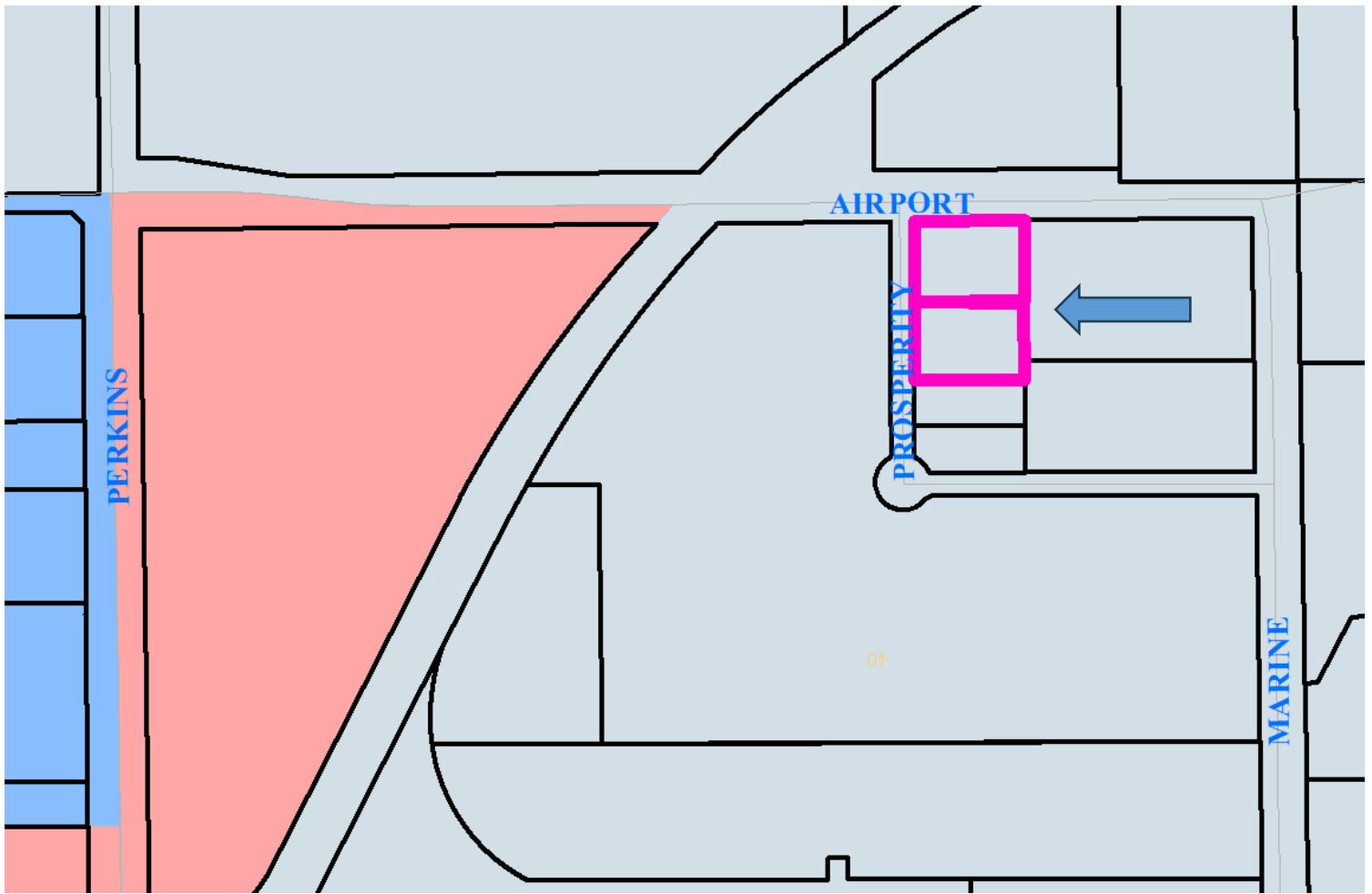
1. Accept findings and recommend that the City Council approve the proposed Map Amendment as presented.
2. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
3. Find that the Map Amendment is not needed 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: March 11, 2026

Attachments: Area Map, Application, Zoning Comparison Table, Comprehensive Plan Matrix



Light Industrial
(IL)

Commercial
General (CG)

General
Industrial (IG)



Stillwater. OKLAHOMA
stillwaterok.gov

Project Type: Map Amendment (MA26-01)
Request: Rezone from General Industrial (IG) to Commercial Shopping (CS)
Address: 3621/3605 N Prosperity Ln.

1.89 GCP03.

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: _____

Owner(s) of Property: Meridian Technology Center

Owner(s) Address: 1312 S Sangre Road, Stillwater, OK 74074

Owner(s) Phone/Fax/Email: 405-377-3333

Applicant/Developer of Property: Doug Major, Superintendent/CEO

Applicant/Developer Address: 1312 South Sangre Road, Stillwater, OK 74074

Applicant/Developer Phone/Fax/Email: 405-564-3022 dougm@meridiantech.edu

Design Engineer address/phone/fax/email & Registration No.: N/A

Surveyor address/phone/fax/email & Registration No.: N/A

Address or Description of Property to be Subdivided/Developed: See attached Warranty Deeds

3605/3621 ~~N~~ Prosperity

Original Tract Deed Book and Page Number: Book 2896 pg 526 and Book 2891, page 528

Number of Acres in Development: 1.89

Number of Lots Created: 1

Current Zoning/Requested Zoning: Current: Industrial General Requested: Commercial Shopping

Reason for zoning request/use permit/map amendment (describe project):
Construct an Educational training Facility See Attached letter

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.

[Signature]
Applicant/Preparer Date

[Signature] 1-23-25
Owner/Agent (with documentation) Date

Applicant/Preparer Date

Owner/Agent (with documentation) Date

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

Submission Date: _____
Approval Date: _____

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

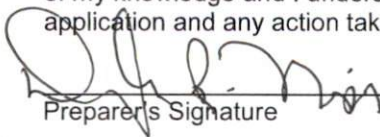
**City of Stillwater
Map Amendment Checklist
Chapter 23, Article 3**

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	
✓	COMPLETED APPLICATION FORM AND CHECKLIST	JB
✓	TYPED LEGAL DESCRIPTION SENT TO DIGITALS@STILLWATER.ORG	JB
✓	FILING FEE OF \$250.00 PLUS \$2.00/ACRE	
✓	A TYPEWRITTEN LIST AND ELECTRONIC/DIGITAL COPY, CERTIFIED BY THE PAYNE COUNTY ASSESSOR, LICENSED ABSTRACTOR, 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.	

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.


2-12-26
 Preparer's Signature Date

ZONING COMPARISON CHART		
	IG (Industrial General)	CS (Commercial Shopping)
Lot Size	No min requirements	No min requirements
Min Lot Width/Depth	No min Requirements	No min requirements
Max Structure Height	No max limit	No min requirements
Min Front Yard	75 feet	20 feet/10 feet from alley
Min Side Yard - boundary with:		
Residential district	75 feet	15 feet
Commercial district	40 feet	15 feet
Industrial district	40 feet	15 feet
Min Rear Yard - boundary with:		
Residential district	75 feet	25 feet
Any other district	40 feet	25 feet
Lot Coverage	No max limit	40 percent
Landscaping/Screening (earth berms, shrubs, fences, 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"> • Construction • Food, Beverage & Tobacco Product Manufacturing • Leather & Allied Products Manufacturing • Machinery Part Manufacturing • Miscellaneous Manufacturing • Nonmetallic Mineral Product Manufacturing • Oil & Gas Industry Services • Paper Manufacturing • Parking lots/Garages • Plastics & Rubber Products Manufacturing • Public Administration & Service • Research and Development • Telecommunications Tower • Transportation Activities • Transportation & Equipment Manufacturing • Utilities • Warehousing & Storage • Waste Management & Remediation Services • Wood Product Manufacturing 	<ul style="list-style-type: none"> • Bed and Breakfast, Hotel, Motel • Beverage Services • Educational Services • Financial Institutions and Services • Food Services • Free-Standing Self Service Facilities • Information • Mixed Use • Personal and Laundry Services • Personal Storage and Warehousing • Professional and Administrative Office and Services • Retail Trade



Mixed-Use

Purpose and Character

The Mixed-use future land use category implements Envision Stillwater 2045’s goals to facilitate place-based real estate development and experience-based economic development. That is, it informs the creation of dynamic, walkable districts with clear and unique identities.

These are places where visitors and residents may spend much time patronizing many businesses including restaurants, cafes, personal services, and boutique shopping experiences. These areas support robust local business ecosystems, promote themselves with branding, and accommodate events and gatherings in the public realm.

These areas also offer office and employment opportunities, some high-density residential, and are very friendly to vertical mixed-use buildings. Vertical mixed-use development should prioritize activation of and engagement with the street through retail services, keeping residences and offices on upper floors.



Density
16-20 DUA

Intensity
90% Lot Coverage Moderate - to High-intensity

Scale
3-9 Stories Mid- to High-rise

Development Type and Appropriateness		Considerations
Single-family Homes	○○○○○	
Missing Middle Homes	●●●○○	Appropriate as live-work units
Multifamily Homes	●●●●○	Appropriate with ground-floor commercial activation
Neighborhood Commercial	●●●●●	Most appropriate as ground-floor retail in vertical mixed-use
Regional Commercial	○○○○○	
Industrial and Employment	●○○○○	Appropriate as office spaces on upper floors
Vertical Mixed-use	●●●●●	Appropriate with ground-floor retail activity and upper floors used for residences or offices
Open Space	●●●○○	Appropriate as civic amenities like parks and plazas

MEMORANDUM

DATE: March 24, 2026

TO: Stillwater Planning Commission

FROM: David Barth, Director
Development Services

SUBJECT: Text Amendments to Article XV Planned Unit
Developments

Staff is working on finalizing the proposed text amendment. With last minute changes being made, staff wants to ensure plenty of time is given to reviewing and drafting any proposed changes. For this reason, staff is requesting that no action be taken at the Planning Commission meeting on March 24, 2026.

When the proposed text amendment has been finalized, new notices will be sent out for a new public hearing date to be set in the future.

MEMORANDUM

DATE: March 24, 2026
TO: Stillwater Planning Commission
FROM: Josh Brown, Development Coordinator
SUBJECT: Short-Term Rental (STR-0232) Application Review – 5212 W 2nd Avenue


Under the recent Ordinance 3435, short-term rentals (STR) are to be licensed with the City if located within RSL, RSS, or RT zoning districts. As part of the licensing process, property owners within 300-feet of the subject property are notified of the STR application and have 30-days within which to file an appeal to the licensing.

At this time, objections(s) have been filed on STR application requests:

- **5212 W 2nd Avenue** in the Small Lot Single-Family Residential (RSS) zoning district.

The Planning Commission is the hearing body for STRs. The hearings will be held as a Specific Use Permit hearing except there is no staff report or presentation. The criteria by which the Planning Commission is to review the STR applications is Section 23.180, attached with the consideration criteria highlighted. The applicant for the STR has the burden for their case.

A question of private restrictions/covenants is likely to arise. The City cannot enforce private restrictions/covenants but the Planning Commission can give weight to them as part of the deliberative process.

The City of  OKLAHOMA	Application for RESIDENTIAL SHORT-TERM RENTAL
--	---

Property Owner: Brian & Janice Buffington Mailing Address: 1324 Snow Lane
Weatherford, OK 73096

Owner Contact Information: Phone: 580-302-3215 Email: jb@buffitek.com

Property Management Contact Name: Tanner Buffington
 Phone: 405-564-2475 Email: tanner.buffington@Life.Church

Property Street Address: 5212 W. 2ND Stillwater, OK 74074

Zoning Classification: RSS Number of Bedrooms Offered for Rent: 6

URL for an advertisement of the rental. Air-B-N-B

Required documents to be submitted with the residential short-term rental application.

SUBMITTED BY APPLICANT	DOCUMENT	VERIFIED BY CITY
	Completed Application form	
✓	Typewritten list & electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, licensed abstractor, attorney, engineer or architect, of all property owners within 300 feet of the subject property. List shall be prepared no more than 30 days prior to submission.	
✓	Initial application fee of \$100.00. NOTE: Licenses expire January 31 of each year or upon change of ownership. The annual renewal fee is \$10.00.	
✓	Completed Notarized Affidavit form verifying working smoke detectors, working carbon monoxide detector, and functioning fire extinguisher.	
✓	Floorplan depicting the location of: <ul style="list-style-type: none"> • Rooms provided for rent <u>6</u> • Smoke detectors <u>5</u> • Carbon monoxide detector <u>2</u> • Fire extinguishers <u>1</u> 	
✓	Proof of Ownership by either a recorded deed, a recorded homestead exemption, or a screenshot of the ownership record from the Payne County Assessor (Payne County Assessor website)	
✓	Sales Tax Permit issued by State of Oklahoma or evidence tax collection is done by a rental agent. Evidenced by either a completed and executed contract or notarized statement from the rental agent.	

APPLICANT SIGNATURE: Janice Buffington DATE: 2-9-26

Date Application Received: <u>2-11-2026</u>	Application # <u>SIR-0232</u>	Received by: <u>AF</u>
30-Day Objection Period: _____	Objection Filed: <input type="checkbox"/> YES <input type="checkbox"/> NO	PC Hearing Date: _____
Approval Date: _____	Denial Date: _____	

OK QUALITY PRINTING, STILLWATER, OK

Description		Amount

OFFICE OF ASSESSOR
 PAYNE COUNTY
 STATE OF OKLAHOMA
 STILLWATER, OKLAHOMA

1/13 20

RECEIVED OF Janice Buffington \$ 50
Twenty dollars

PURPOSE 5213 W 2nd Stw

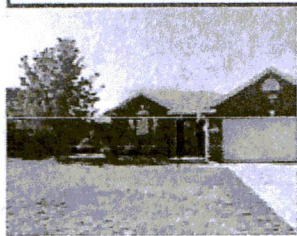
METHOD OF PAYMENT

- CASH
- MONEY ORDER
- CHECK

J Jason Gomez, COUNTY ASSESSOR
 OFFICER

By Regena Logan
 DEPUTY

ALL FIELDS DETAIL



MLS #	108469	Bedrooms # of	3
Status	Active	Full Baths # of	2
Type	Single Family	Half Baths # of	0
Address	5212 W 2nd	Garage Capacity	2
City	Stillwater	Garage Type	Attached Garage
State	OK	Levels	1
Zip	74074		
Area	Southwest		
Class	RESIDENTIAL		
Listing Price	\$147,000		
Sale/Rent	For Sale		
IDX Include	Yes		

800-735-4663

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Realtor	CONNIE STOKES - cell: (405) 612-0016	Listing Office 1	MM TEAM STILLWATER, REALTORS - Main: (405) 372-8326
Compensation CB	3	Prospect Reserved Y/N	No
VRC Y/N	No	Listing Date	5/14/2013
Expiration Date	9/30/2013	Owner	Foster, Scott B
Approx Year Built (M/L)	1999	County	Payne
Zoning	Small Lot Single Family Stw	School	Westwood Elementary
Subdivision	Westpark Additi	Lot Dimensions (M/L)	65 x 100
Directions	From 6th and Windsor; Go North to 2nd then East to Home.	Living Room	Large with Fireplace
Bedrooms Descr	3 bedrooms	Approx SqFt (M/L)	1,556
SqFt Source	PVPlus	Legal Description	Westpark 2nd Section; Block 3 lot 19
Associated Document Count	1	Agent Hit Count	45
Client Hit Count	34	Update Date	6/11/2013
Status Date	5/15/2013	HotSheet Date	5/15/2013
Price Date	5/14/2013	Input Date	5/14/2013 11:04:00 AM
Original Price	\$147,000	Days On Market	30

FEATURES

EXTERIOR Brick Veneer	WATER City	APPLIANCES Microwave	FENCE Back
ROOF Composition	SEWER City	Range	SHOWING INSTRUCTIONS Lock Box
STREET SURFACE Paved	HEATING Forced Air	Dishwasher	Vacant
ELECTRIC City	HEATING FUEL Natural Gas	INT/EXT FEATURES Garage Door Opener	DOCUMENTS ON FILE/ONLINE Slr Disclosure
GAS Natural	COOLING Central	Fireplace	REALTOR.COM Yes
		Patio	
		WINDOW TREATMENT None	

FINANCIAL

Taxes\$	\$1,334.02	Tax Year	2012
Homestead Y/N	Yes	Terms	CASH

REMARKS

Darling home that is warm and inviting in popular Westpark. Three bedrooms, 2 bath and a nice brick fireplace. Dark laminate flooring makes living room very nice. Tray ceiling in master, cathedral ceiling in one bedroom. New carpet in master bedroom. Interior of home has been freshly painted." Don't miss this darling home.

REALTOR REMARKS

VACANT/ LOCKBOX. Connie Stokes 612-0016

ADDITIONAL PICTURES



Affidavit



STATE OF OKLAHOMA
COUNTY OF PAYNE

SUBSCRIBED TO AND SWORN BEFORE
ME, this 3 day of February

2026
Signature Lyndee Hamar

NOTARY PUBLIC

My Commission expires: 1-19-27

Janice Buffington
(Signature)

Janice Buffington



+ 100% -

Download Document



eSignature

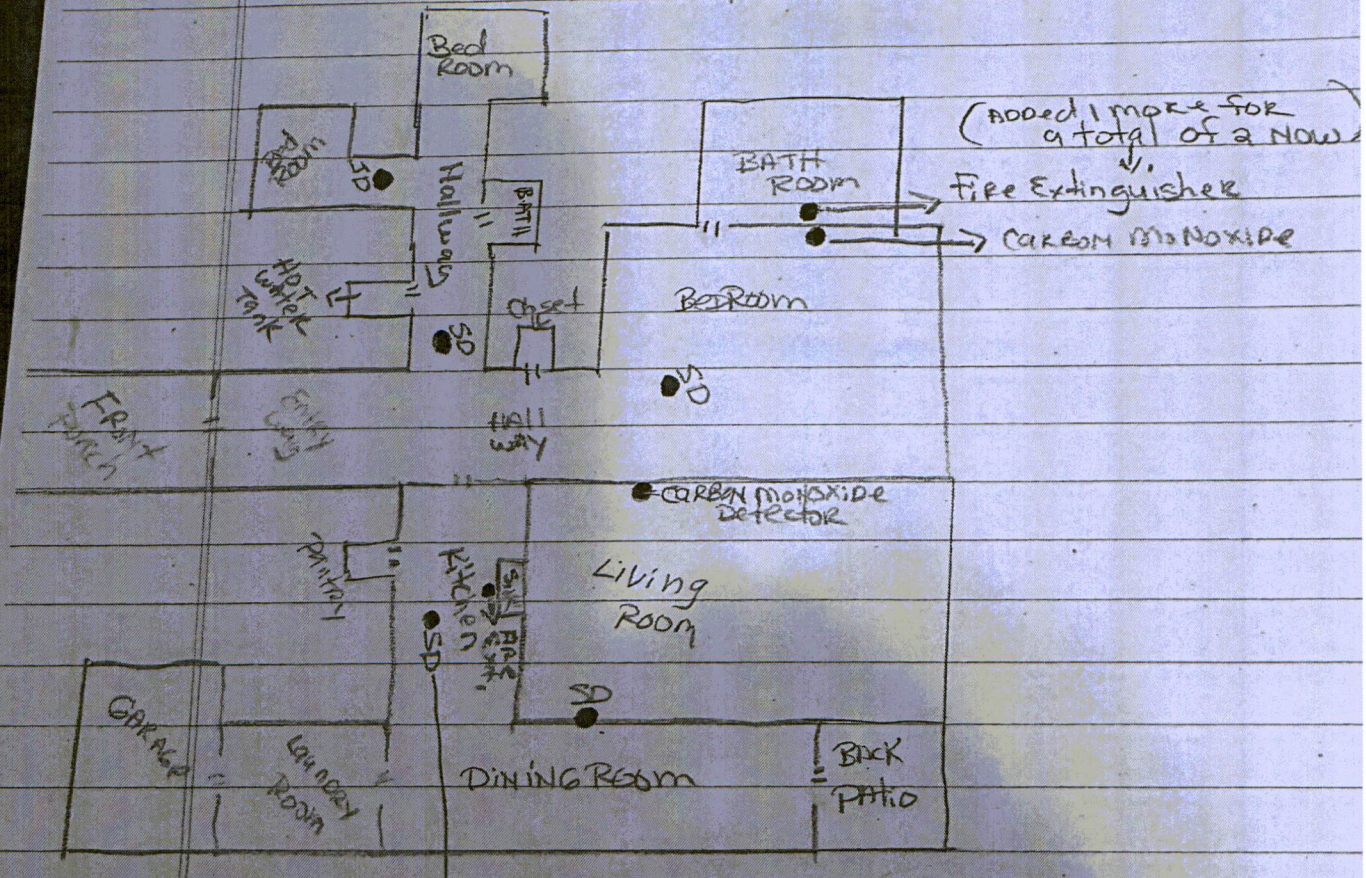


AI
Assistant



AI
Summary

Brian & Janice Buttington
5212 W. 2nd Street
Stillwater, OK
Floor Plan



(Added 1 more for a total of 2 now)
↓
Fire Extinguisher
→ CARBON MONOXIDE

SD = Smoke Detector

ParcelID	Cadastral	Owner1	Mailing	City	State	ZipCode	PrimaryLoc	LegalDeser
600006794	00000-19N02E-18A001	Waits, David A & Waits, Matthew D & Waits, Mark A Co-TTEE	5915 Trenton Ave	Stillwater	OK	74074	614 N Country Club RdStillwater, OK 74074	18-19N-02E A-1 (1)
600014455	SW267-001030-000000	Hayakawa, Stephen & Sayuri	5224 W 1st Ave	Stillwater	OK	74074	5224 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014453	SW267-001031-000000	Cole, Gary W & Terri L TTEE	5222 W 1st Ave	Stillwater	OK	74074	5222 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014451	SW267-001032-000000	Fleming, Frank G	5218 W 1st Ave	Stillwater	OK	74074	5218 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014450	SW267-001033-000000	Reitan, Eric H & Tanya H	5214 W 1st Ave	Stillwater	OK	74074	5214 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014448	SW267-001034-000000	Grady, Leah & Riebold, Kelley	5210 W 1st Ave	Stillwater	OK	74074	5210 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014447	SW267-001035-000000	Primeaux, Chris A & Stacy C Boehler	5206 W 1st Ave	Stillwater	OK	74074	5206 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014446	SW267-001036-000000	Reed, Chad M & Mikheal B	5202 W 1st Ave	Stillwater	OK	74074	5202 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014445	SW267-001037-000000	Holguin, Verla Jean	PO Box 1614	Stillwater	OK	74076	5124 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014443	SW267-001038-000000	Morgan, Preston C & Ashley	5122 W 1st Ave	Stillwater	OK	74074	5122 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014441	SW267-001039-000000	Gin, Lauren N	5120 W 1st Ave	Stillwater	OK	74074	5120 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014439	SW267-001040-000000	Brown, Spencer A & Heather	5118 W 1st Ave	Stillwater	OK	74074	5118 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014362	SW267-003001-000000	Castonguay, Tyler Allen	532 E 830 Rd	Omega	OK	73764	5223 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014360	SW267-003002-000000	Niyonzima, Beatrice (TOD)	5219 W 1st Ave	Stillwater	OK	74074	5219 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014358	SW267-003003-000000	Fladie, Eschela	5215 W 1st Ave	Stillwater	OK	74074	5215 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014356	SW267-003004-000000	Hagan, Shannon	1406 S Savannah Dr	Stillwater	OK	74074	5211 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014354	SW267-003005-000000	Barnett, Michael J & Tammy L	5207 W 1st Ave	Stillwater	OK	74074	5207 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014350	SW267-003006-000000	Colina, Ann M	5203 W 1st Ave	Stillwater	OK	74074	5203 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014347	SW267-003007-000000	Ritter, Bryan J & Shawn K	5123 W 1st Ave	Stillwater	OK	74074	5123 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014345	SW267-003008-000000	Li, Weiping & Liu, Xiaoli	5121 W 1st Ave	Stillwater	OK	74074	5121 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014343	SW267-003009-000000	Neuway-Dawes, Heather & Neuway, Nicholas L	702 N Broadway St	Cushing	OK	74023	5119 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014342	SW267-003010-000000	Braggs, Errick D & Angela K	5117 W 1st Ave	Stillwater	OK	74074	5117 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014339	SW267-003012-000000	Gipson Family Trust	110 S Keats Dr	Stillwater	OK	74074	110 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014335	SW267-003013-000000	Bowman, Brandon M & Casady	114 S Keats Dr	Stillwater	OK	74074	114 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014328	SW267-003014-000000	Legako, Barbara H & Kathleen D TTEE	118 S Keats Dr	Stillwater	OK	74074	118 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014325	SW267-003015-000000	Craig, William C & Katherine L	1340 S Fishmarket Rd	McCloud	OK	74851	124 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014323	SW267-003016-000000	Domnick, Darrel K & Ellen B CO-TTEE	3824 W Vista Ln	Stillwater	OK	74074	5206 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014322	SW267-003017-000000	Cragun, Amy S & Nathan R	5208 W 2nd Ave	Stillwater	OK	74074	5208 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014319	SW267-003018-000000	Chang, Hong Yih & Shou-Bei	6509 NW 110th St	Oklahoma City	OK	73162	5210 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014317	SW267-003019-000000	Buffington, Brian S & Janice M	1324 Snow Ln	Weatherford	OK	73096	5212 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014314	SW267-003020-000000	Nixon, Allan W & Diana M	5214 W 2nd Ave	Stillwater	OK	74074	5214 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014312	SW267-003021-000000	Johnson, Andria E	5216 W 2nd Ave	Stillwater	OK	74074	5216 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014310	SW267-003022-000000	Katiso, Aleru & Desta, Tezeta	5220 W 2nd Ave	Stillwater	OK	74074	5220 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014309	SW267-003023-000000	Andrews, William E & Sydney	5224 W 2nd Ave	Stillwater	OK	74074	5224 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014307	SW267-004001-000000	Chapin, Jaclyn N & Steven D & Chapin, Janet L	300 Crosswinds Dr	Palm Harbor	FL	34683	207 S Windsor DrStillwater, OK 74074	Westpark 2nd Sec B
600014305	SW267-004002-000000	Kraybill, Hanna E	209 Windsor Dr	Stillwater	OK	74074	209 S Windsor DrStillwater, OK 74074	Westpark 2nd Sec B
600014301	SW267-004003-000000	Gourley, Sammy K	213 Windsor Dr	Stillwater	OK	74074	213 S Windsor DrStillwater, OK 74074	Westpark 2nd Sec B
600014279	SW267-004012-000000	O'Hara, Angela	212 S Keats Dr	Stillwater	OK	74074	212 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014275	SW267-004013-000000	Edwards, Michael C & Aniceta K	206 S Keats Dr	Stillwater	OK	74074	206 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014273	SW267-004014-000000	Adler, Clint L & Joy L	PO Box 1175	Stillwater	OK	74076	202 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014272	SW267-004015-000000	DeGeorge, John G & Lori M	201 S 2nd Ct	Stillwater	OK	74074	201 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014271	SW267-004016-000000	Boyington, Jay D & Tracy L	209 S 2nd Ct	Stillwater	OK	74074	209 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014270	SW267-004017-000000	Green, Douglas G	217 S 2nd Ct	Stillwater	OK	74074	217 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014269	SW267-004018-000000	Gabel, Candance Elaine	3714 N Airport Ln	Stillwater	OK	74075	220 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014264	SW267-004019-000000	Quigley, Kari S	218 S 2nd Ct	Stillwater	OK	74074	218 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014261	SW267-004020-000000	Smithson, Bronte G	210 S 2nd Ct	Stillwater	OK	74074	210 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014259	SW267-004021-000000	Flanagan, Kevin & Lesa (TOD)	202 S 2nd Ct	Stillwater	OK	74074	202 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B

ParcelID	Cadastral	Owner1	Mailing	City	State	ZipCode	PrimaryLoc	LegalDescr
600006794	00000-19N02E-18A001	Waits, David A & Waits, Matthew D & Waits, Mark A Co-TTEE	5915 Trenton Ave	Stillwater	OK	74074	614 N Country Club RdStillwater, OK 74074	18-19N-02E A-1 (1)
600014455	SW267-001030-000000	Hayakawa, Stephen & Sayuri	5224 W 1st Ave	Stillwater	OK	74074	5224 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014453	SW267-001031-000000	Cole, Gary W & Terri L TTEE	5222 W 1st Ave	Stillwater	OK	74074	5222 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014451	SW267-001032-000000	Fleming, Frank G	5218 W 1st Ave	Stillwater	OK	74074	5218 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014450	SW267-001033-000000	Reitan, Eric H & Tanya H	5214 W 1st Ave	Stillwater	OK	74074	5214 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014448	SW267-001034-000000	Grady, Leah & Riebold, Kelley	5210 W 1st Ave	Stillwater	OK	74074	5210 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014447	SW267-001035-000000	Primeaux, Chris A & Stacy C Boehler	5206 W 1st Ave	Stillwater	OK	74074	5206 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014446	SW267-001036-000000	Reed, Chad M & Mikheal B	5202 W 1st Ave	Stillwater	OK	74074	5202 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014445	SW267-001037-000000	Holguin, Verla Jean	PO Box 1614	Stillwater	OK	74076	5124 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014443	SW267-001038-000000	Morgan, Preston C & Ashley	5122 W 1st Ave	Stillwater	OK	74074	5122 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014441	SW267-001039-000000	Giu, Lauren N	5120 W 1st Ave	Stillwater	OK	74074	5120 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014439	SW267-001040-000000	Brown, Spencer A & Heather	5118 W 1st Ave	Stillwater	OK	74074	5118 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014362	SW267-003001-000000	Castonguay, Tyler Allen	532 E 830 Rd	Omega	OK	73764	5223 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014360	SW267-003002-000000	Niyonzima, Beatrice (TOD)	5219 W 1st Ave	Stillwater	OK	74074	5219 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014358	SW267-003003-000000	Fladie, Eschela	5215 W 1st Ave	Stillwater	OK	74074	5215 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014356	SW267-003004-000000	Hagan, Shannon	1406 S Savannah Dr	Stillwater	OK	74074	5211 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014354	SW267-003005-000000	Barnett, Michael J & Tammy L	5207 W 1st Ave	Stillwater	OK	74074	5207 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014350	SW267-003006-000000	Colina, Ann M	5203 W 1st Ave	Stillwater	OK	74074	5203 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014347	SW267-003007-000000	Ritter, Bryan J & Shawn K	5123 W 1st Ave	Stillwater	OK	74074	5123 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014345	SW267-003008-000000	Li, Weiping & Liu, Xiaoli	5121 W 1st Ave	Stillwater	OK	74074	5121 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014343	SW267-003009-000000	Neuway-Dawes, Heather & Neuway, Nicholas L	702 N Broadway St	Cushing	OK	74023	5119 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014342	SW267-003010-000000	Braggs, Errick D & Angela K	5117 W 1st Ave	Stillwater	OK	74074	5117 W 1st AveStillwater, OK 74074	Westpark 2nd Sec B
600014339	SW267-003012-000000	Gipson Family Trust	110 S Keats Dr	Stillwater	OK	74074	110 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014335	SW267-003013-000000	Bowman, Brandon M & Casady	114 S Keats Dr	Stillwater	OK	74074	114 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014328	SW267-003014-000000	Legako, Barbara H & Kathleen D TTEE	118 S Keats Dr	Stillwater	OK	74074	118 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014325	SW267-003015-000000	Craig, William C & Katherine L	1340 S Fishmarket Rd	McLoud	OK	74851	124 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014323	SW267-003016-000000	Domnick, Darrel K & Ellen B CO-TTEE	3824 W Vista Ln	Stillwater	OK	74074	5206 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014322	SW267-003017-000000	Cragun, Amy S & Nathan R	5208 W 2nd Ave	Stillwater	OK	74074	5208 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014319	SW267-003018-000000	Chang, Hong Yih & Shou-Bei	6509 NW 110th St	Oklahoma City	OK	73162	5210 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014317	SW267-003019-000000	Buffington, Brian S & Janice M	1324 Snow Ln	Weatherford	OK	73096	5212 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014314	SW267-003020-000000	Nixon, Allan W & Diana M	5214 W 2nd Ave	Stillwater	OK	74074	5214 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014312	SW267-003021-000000	Johnson, Andria E	5216 W 2nd Ave	Stillwater	OK	74074	5216 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014310	SW267-003022-000000	Katiso, Alemu & Desta, Tezeta	5220 W 2nd Ave	Stillwater	OK	74074	5220 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014309	SW267-003023-000000	Andrews, William E & Sydney	5224 W 2nd Ave	Stillwater	OK	74074	5224 W 2nd AveStillwater, OK 74074	Westpark 2nd Sec B
600014307	SW267-004001-000000	Chapin, Jaclyn N & Steven D & Chapin, Janet L	300 Crosswinds Dr	Palm Harbor	FL	34683	207 S Windsor DrStillwater, OK 74074	Westpark 2nd Sec B
600014305	SW267-004002-000000	Kraybill, Hanna E	209 Windsor Dr	Stillwater	OK	74074	209 S Windsor DrStillwater, OK 74074	Westpark 2nd Sec B
600014301	SW267-004003-000000	Gourley, Sammy K	213 Windsor Dr	Stillwater	OK	74074	213 S Windsor DrStillwater, OK 74074	Westpark 2nd Sec B
600014279	SW267-004012-000000	O'Hara, Angela	212 S Keats Dr	Stillwater	OK	74074	212 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014275	SW267-004013-000000	Edwards, Michael C & Aniceta K	206 S Keats Dr	Stillwater	OK	74074	206 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014273	SW267-004014-000000	Adler, Clint L & Joy L	PO Box 1175	Stillwater	OK	74076	202 S Keats DrStillwater, OK 74074	Westpark 2nd Sec B
600014272	SW267-004015-000000	DeGeorge, John G & Lori M	201 S 2nd Ct	Stillwater	OK	74074	201 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014271	SW267-004016-000000	Boyington, Jay D & Tracy L	209 S 2nd Ct	Stillwater	OK	74074	209 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014270	SW267-004017-000000	Green, Douglas G	217 S 2nd Ct	Stillwater	OK	74074	217 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014269	SW267-004018-000000	Gabel, Candance Elaine	3714 N Airport Ln	Stillwater	OK	74075	220 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014264	SW267-004019-000000	Quigley, Kari S	218 S 2nd Ct	Stillwater	OK	74074	218 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014261	SW267-004020-000000	Smithson, Bronte G	210 S 2nd Ct	Stillwater	OK	74074	210 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B
600014259	SW267-004021-000000	Flanagan, Kevin & Lesa (TOD)	202 S 2nd Ct	Stillwater	OK	74074	202 S 2nd CtStillwater, OK 74074	Westpark 2nd Sec B



888 Brannan Street
 San Francisco, CA 94103
 Airbnb tax ID number: 26-3051428

Host name: Tanner Buffington
 User ID: 185035292
 Report generated: January 21, 2026

2025

Earnings report

Summary	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Earnings	\$50,154.70	-\$19,295.04	-\$1,497.15	\$0.00	\$29,362.51

Airbnb remitted taxes: \$7,103.69 was collected from your guests and remitted to tax authorities.

Performance stats

Nights booked

511

Avg night stay

5.1

Homes

Home	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Exquisite beach view 2BR/1.5BA w/ resort pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Relaxing Stay in Stillwater!	\$25,488.00	\$0.00	-\$757.14	\$0.00	\$24,730.86
The Happy Place in Stillwater	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Golf haven getaway	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Southern charm in Derby, KS.	\$19,778.40	-\$19,295.04	-\$593.36	\$0.00	-\$110.00
Southern Charm in Stillwater, OK	\$4,888.30	\$0.00	-\$146.65	\$0.00	\$4,741.65

Taxes

Home	Tax withheld ³	Pass through tax ⁴	Host remitted tax ⁵	Airbnb remitted tax ⁶
Exquisite beach view 2BR/1.5BA w/ resort pool	\$0.00	\$0.00	\$0.00	\$0.00

Performance stats

Home	Nights booked	Avg night stay
Exquisite beach view 2BR/1.5BA w/ resort pool!	0	0
Relaxing Stay in Stillwater!	155	11.9
The Happy Place in Stillwater	126	3.1
Golf haven getaway	0	0
Southern charm in Derby, KS.	150	4.2
Southern Charm in Stillwater, OK	80	7.3

1 Adjustments can be reservation changes, cancellations, and more.

2 Airbnb service fees may vary based on your reservation types and fee structure. VAT may also be included where applicable. [Learn more](#)

3 Income taxes withheld.

4 Set by host, then collected and sent to host.

5 Set by Airbnb, then collected and sent to the host. Applies to certain hosts in India, Mexico, and New Zealand.

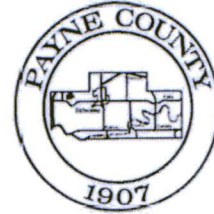
6 Automatically collected and paid on host's behalf in certain jurisdictions. Includes VAT/GST and occupancy tax on supply.

7 Reimbursements, adjustments, and extra fees.

ParcelID	Cadastral	Owner1	Mailing	City	State	ZipCode	PrimaryLoc	LegalDescr
600006794	00000-19N02E-18A001	Waits, David A & Waits, Matthew D & Waits, Mark A CO-TTEE	5915 Trenton Ave	Stillwater	OK	74074	614 N Country Club Rd	Westpark 2nd Sec Blik 1 Lot 30
600014455	SW267-001030-000000	Hayakawa, Stephen & Sayuri	5224 W 1st Ave	Stillwater	OK	74074	5224 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 31
600014453	SW267-001031-000000	Cole, Gary W & Terri L TTEE	5224 W 1st Ave	Stillwater	OK	74074	5224 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 32
600014451	SW267-001032-000000	Fleming, Frank G	5218 W 1st Ave	Stillwater	OK	74074	5218 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 33
600014450	SW267-001033-000000	Reitan, Eric H & Tanya H	5214 W 1st Ave	Stillwater	OK	74074	5214 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 34
600014448	SW267-001034-000000	Grady, Leah & Riebold, Kelley	5210 W 1st Ave	Stillwater	OK	74074	5210 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 35
600014447	SW267-001035-000000	Primeaux, Chris A & Stacy C Boehler	5206 W 1st Ave	Stillwater	OK	74074	5206 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 36
600014446	SW267-001036-000000	Reed, Chad M & Mikheal B	5202 W 1st Ave	Stillwater	OK	74074	5202 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 37
600014445	SW267-001037-000000	Holguin, Verla Jean	PO Box 1614	Stillwater	OK	74074	5124 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 38
600014444	SW267-001038-000000	Morgan, Preston C & Ashley	5122 W 1st Ave	Stillwater	OK	74074	5122 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 39
600014441	SW267-001039-000000	Gin, Lauren N	5120 W 1st Ave	Stillwater	OK	74074	5120 W 1st Ave	Westpark 2nd Sec Blik 1 Lot 40
600014439	SW267-001040-000000	Brown, Spencer A & Heather	5118 W 1st Ave	Stillwater	OK	74074	5118 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 1
600014362	SW267-003001-000000	Castonguay, Tyler Allen	532 E 630 Rd	Omega	OK	73764	5223 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 2
600014360	SW267-003002-000000	Niyonzima, Beatrice (TOD)	5219 W 1st Ave	Stillwater	OK	74074	5219 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 3
600014358	SW267-003003-000000	Fiadle, Eschela	5215 W 1st Ave	Stillwater	OK	74074	5215 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 4
600014356	SW267-003004-000000	Hagan, Shannon	1406 S Savannah Dr	Stillwater	OK	74074	5211 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 5
600014354	SW267-003005-000000	Barnett, Michael J & Tammy L	5207 W 1st Ave	Stillwater	OK	74074	5207 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 6
600014350	SW267-003006-000000	Collina, Ann M	5203 W 1st Ave	Stillwater	OK	74074	5203 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 7
600014347	SW267-003007-000000	Ritter, Bryan J & Shawn K	5123 W 1st Ave	Stillwater	OK	74074	5123 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 8
600014345	SW267-003008-000000	Li, Weiping & Liu, Xiaoli	5121 W 1st Ave	Stillwater	OK	74074	5121 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 9
600014343	SW267-003009-000000	Neuway-Dawes, Heather & Neuway, Nicholas L	702 N Broadway St	Cushing	OK	74023	5119 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 10
600014342	SW267-003010-000000	Braggs, Errick D & Angela K	110 S Keats Dr	Stillwater	OK	74074	5117 W 1st Ave	Westpark 2nd Sec Blik 3 Lot 11
600014339	SW267-003012-000000	Gipson Family Trust	110 S Keats Dr	Stillwater	OK	74074	110 S Keats Dr	Westpark 2nd Sec Blik 3 Lot 12
600014335	SW267-003013-000000	Bowman, Brandon M & Casady	114 S Keats Dr	Stillwater	OK	74074	114 S Keats Dr	Westpark 2nd Sec Blik 3 Lot 13
600014328	SW267-003014-000000	Legako, Barbara H & Kathleen D TTEE	118 S Keats Dr	Stillwater	OK	74074	118 S Keats Dr	Westpark 2nd Sec Blik 3 Lot 14
600014325	SW267-003015-000000	Craig, William C & Katherine L	1340 S Fishmarket Rd	McLoud	OK	74851	124 S Keats Dr	Westpark 2nd Sec Blik 3 Lot 15
600014323	SW267-003016-000000	Dominick, Darrel K & Ellen B CO-TTEE	3824 W Vista Ln	Stillwater	OK	74074	5206 W 2nd Ave	Westpark 2nd Sec Blik 3 Lot 16
600014322	SW267-003017-000000	Johnson, Andria E	5208 W 2nd Ave	Stillwater	OK	74074	5208 W 2nd Ave	Westpark 2nd Sec Blik 3 Lot 17
600014319	SW267-003018-000000	Chang, Hong Yih & Shou-Bei	6509 NW 110th St	Oklahoma City	OK	73162	5210 W 2nd Ave	Westpark 2nd Sec Blik 3 Lot 18
600014317	SW267-003019-000000	Buffington, Brian S & Janice M	1324 Snow Ln	Weatherford	OK	73096	5212 W 2nd Ave	Westpark 2nd Sec Blik 3 Lot 19
600014314	SW267-003020-000000	Nixon, Allan W & Diana M	5214 W 2nd Ave	Stillwater	OK	74074	5214 W 2nd Ave	Westpark 2nd Sec Blik 3 Lot 20
600014312	SW267-003021-000000	Johnson, Andria E	5216 W 2nd Ave	Stillwater	OK	74074	5216 W 2nd Ave	Westpark 2nd Sec Blik 3 Lot 21
600014309	SW267-003022-000000	Katiso, Alemu & Desta, Tezeta	5220 W 2nd Ave	Stillwater	OK	74074	5220 W 2nd Ave	Westpark 2nd Sec Blik 3 Lot 22
600014307	SW267-003023-000000	Andrews, William E & Sydney	5224 W 2nd Ave	Stillwater	OK	74074	5224 W 2nd Ave	Westpark 2nd Sec Blik 3 Lot 23
600014305	SW267-004001-000000	Chapin, Jaclyn N & Steven D & Chapin, Janet L	300 Crosswinds Dr	Palm Harbor	FL	34683	207 S Windsor Dr	Westpark 2nd Sec Blik 4 Lot 1
600014303	SW267-004002-000000	Kraybill, Hanna E	209 Windsor Dr	Stillwater	OK	74074	209 S Windsor Dr	Westpark 2nd Sec Blik 4 Lot 2
600014301	SW267-004003-000000	Gourley, Sammy K	213 Windsor Dr	Stillwater	OK	74074	213 S Windsor Dr	Westpark 2nd Sec Blik 4 Lot 3
600014279	SW267-004012-000000	O'Hara, Angela	212 S Keats Dr	Stillwater	OK	74074	212 S Keats Dr	Westpark 2nd Sec Blik 4 Lot 12
600014275	SW267-004013-000000	Edwards, Michael C & Aniceta K	206 S Keats Dr	Stillwater	OK	74074	206 S Keats Dr	Westpark 2nd Sec Blik 4 Lot 13
600014273	SW267-004014-000000	Adler, Clint L & Joy L	PO Box 1175	Stillwater	OK	74076	202 S Keats Dr	Westpark 2nd Sec Blik 4 Lot 14
600014271	SW267-004015-000000	DeGeorge, John G & Lori M	201 S 2nd Ct	Stillwater	OK	74074	201 S 2nd Ct	Westpark 2nd Sec Blik 4 Lot 15
600014270	SW267-004016-000000	Boynton, Jay D & Tracy L	219 S 2nd Ct	Stillwater	OK	74074	209 S 2nd Ct	Westpark 2nd Sec Blik 4 Lot 16
600014269	SW267-004017-000000	Green, Douglas G	217 S 2nd Ct	Stillwater	OK	74074	217 S 2nd Ct	Westpark 2nd Sec Blik 4 Lot 17
600014268	SW267-004018-000000	Gabel, Candance Elaine	3714 N Airport Ln	Stillwater	OK	74075	220 S 2nd Ct	Westpark 2nd Sec Blik 4 Lot 18
600014264	SW267-004019-000000	Quigley, Karl S	218 S 2nd Ct	Stillwater	OK	74074	218 S 2nd Ct	Westpark 2nd Sec Blik 4 Lot 19
600014261	SW267-004020-000000	Smithson, Bronte G	210 S 2nd Ct	Stillwater	OK	74074	210 S 2nd Ct	Westpark 2nd Sec Blik 4 Lot 20
600014259	SW267-004021-000000	Flanagan, Kevin & Lesa (TOD)	202 S 2nd Ct	Stillwater	OK	74074	202 S 2nd Ct	Westpark 2nd Sec Blik 4 Lot 21

Rural Tr

Jason Gomez
Payne County Assessor



CERTIFICATE OF OWNERSHIP

Re: Account # 600014317
Address: 5212 W 2nd St

PAYNE COUNTY ASSESSOR'S OFFICE does hereby certify that every effort is made to produce and publish the most current and accurate ownership information possible. The ownership information reflects the tax roll of record owners per instrument filed in the Payne County Clerk's Office. Said ownership is located within the Three Hundred feet of the following described property, to-wit:

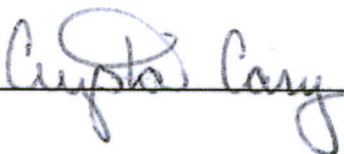
Lot Nineteen (19), in Block Three (3), WESTPARK SECOND SECTION, a part of the Southeast Quarter (SE/4) of Section Eighteen (18), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof.

Attached you will find the current year's tax roll list of ownership that is within the Three Hundred feet of described legal. The ownership information includes the owner's name, mailing address, legal description, and situs address of the property if available.

The Payne County Assessor's Office believes this information to be true and correct at the time of Certification; however, no liability is or can be assumed by the undersigned with reference to the interpretation or validity of an instrument. This report is finished and accepted with the specific understanding above set forth.

Dated this 14 day of January, 2026.

PAYNE COUNTY ASSESSOR'S OFFICE

BY: 

Teresa Kadavy

From: Cragun, Nathan <nathan.cragun@okstate.edu>
Sent: Wednesday, February 25, 2026 9:14 AM
To: Teresa Kadavy
Subject: Short-Term Rental at 5212 West 2nd Avenue

CITY CLERKS OFFICE

This email originated from an **External Source**. Please use proper judgement and **Caution** when opening attachments, clicking links, or responding to this email.

Dear Committee Members,

I am writing to formally object to the application for a short-term rental at 5212 West 2nd Avenue. My objection is grounded in prior experience within our immediate neighborhood and the material negative impacts that similar use has already produced.

My family purchased our home in the West Park neighborhood in 2006 specifically because of its long-established character as a quiet, stable, family-oriented residential area. That expectation has largely been met and is a primary reason many families, including ours, have invested in and remained committed to this community.

However, several years ago we received notice from the City of Stillwater regarding a short-term rental application at 5203 West 1st Avenue. At that time, we chose not to object, believing reasonable rules and oversight would prevent meaningful disruption and recognizing the property owner's interest in supplemental income. Unfortunately, subsequent events demonstrated that those assumptions were misplaced.

As can be corroborated by neighborhood residents and Airbnb records, that property generated repeated disturbances and compliance issues despite the existence of operating guidelines. Among these impacts were:

- Repeated late-night noise and loud music after 11:00 p.m.
- Large gatherings, including one event involving more than 30 college-age attendees during the annual Calf Fry Festival
- Alcohol containers and trash left on neighboring properties
- Vehicles blocking driveways and impeding normal street access for residents

While enforcement mechanisms may exist through the City or hosting platforms, those remedies are inherently reactive. By the time warnings, fines, or penalties are issued, the disruption to neighboring homeowners has already occurred. In practice, the burden of these violations falls directly on the surrounding residents, not on the operator or the platform.

Given this demonstrated local history, approving another short-term rental in such close proximity creates a foreseeable and material risk of repeating the same pattern of neighborhood disruption. West Park's residential character and the reasonable expectations of long-term homeowners should weigh heavily in the committee's evaluation.

For these reasons, I respectfully strongly urge the committee to deny the application for 5212 West 2nd Avenue. At minimum, I ask that significant weight be given to the neighborhood impacts associated with prior short-term rental operations in this area.

Thank you for your time and careful consideration.

Respectfully,
Nathan Cragun

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF FEBRUARY 24TH, 2026
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED February 19th, 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

STAFF PRESENT

Kim Payne, Assistant City Attorney
Henry Bibelheimer, Senior City Planner
David Barth, Development Services Director
Joshua Brown, Project Coordinator
Ann Colina, Development Civil Engineer
Alexandria Holle-Maged, Administrative Assistant

MEMBERS ABSENT

Staff Absent

1. CALL MEETING TO ORDER.

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

2. GENERAL ORDERS

- 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.

Mr. Henry Bibelheimer, Sr. Planner presents the staff report and asks if there are any questions.

Chair Phillips questioned the timing of the request, noting that building construction is nearing completion and expressing surprise that the platting process had not occurred earlier. Mr. David Barth, Development Services Director, clarified that while platting typically precedes building permits, this project required the completion of public improvements, specifically water and sewer lines before the final plat could be accepted as there are manholes and hydrants could not be set to final grade until the parking lot and site work were nearly finished, the public improvements were only recently ready for formal acceptance.

Mr. Barth confirmed that while the sequence is not typical for standard developments, it aligns with the technical requirements for this specific site's infrastructure.

Chair Phillips asks if there are any more questions; none respond.

Mr. Bibelheimer presents staff's findings and alternatives.

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 #1 to accept findings and recommend that City Council approved the proposed final plat as presented.

Commissioner Prather moves to approve the Final Plat as presented, Vice Chair Williams seconds the motion.

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

Time: 6 minutes

- 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).

Mr. Henry Bibelheimer, Sr. Planner presents the staff report and asks if there are any questions; none respond.

Mr. Bibelheimer presents staff’s findings and alternatives, which are:

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.

Commissioner Peters moves to approve the Final Plat as presented, Vice Chair Williams seconds the motion.

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

Time: 3 minutes

3. PUBLIC HEARING

- 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.

Mr. Bibelheimer presents staff's report

Chair Phillips requested that staff display the graphic indicating the floodway and floodplain and asked for confirmation that the blue hatched area on the map represented the floodplain. Mr. Bibleheimer confirmed that the blue hatching indicates the floodplain.

Chair Phillips followed up by asking if the line represented a 100-year or 300-year floodplain. Mr. Bibleheimer stated his belief that it is the 100-year floodplain; and clarified that while the comprehensive plan map does not differentiate between floodplain and floodway, the area shown is the 100-year floodplain, noting that the floodway likely sits entirely south of the gray-shaded development area.

Chair Phillips raised a point of order regarding where to address technical concerns about earth change permits and floodplain modifications.

Mr. David Barth, Development Services Director, clarified that while his department does not choose the project location, they review the submitted plans against established city and state codes. He detailed the following regulatory standards:

- The bar set by city code and state law is that a development must have no adverse impact on surrounding properties.
- Standard regulations require that the post-development flow rate (Q) does not exceed the pre-development flow rate.
- Explained that this project presents a unique hydraulic situation. The applicant conducted a timing study demonstrating that it is more advantageous to allow water to flow out of the site and into the channel immediately. This will allow the water to exit now prevents it from combining with the peak storm surge that eventually flows down Stillwater Creek. Based on this study, the YMCA is not providing on-site detention, as releasing the water early is considered safer for the overall system in this specific location.

Mr. Barth concluded that while he did not have every granular detail of the study at hand, the applicant's team had fulfilled all technical requirements requested by the city.

Chair Phillips invites the applicant forward to address and remaining questions.

Austin Burton, Civil Engineer of Record (Kimley-Horn and Associates), comes forward and speaks on the following:

- Noted his firm's extensive experience with floodplain development.
- Compensatory Storage - explained that per state and city regulations, any soil used to raise the site (fill) must be sourced from the property itself to avoid reducing the floodplain's capacity.
- The Borrow Pit - The project includes a large borrow pit located south of the main facility. This area is being excavated to a bottom elevation of 849 feet. The soil removed from this pit will be used to raise the building pad.
- Site Elevations - Existing Grade: Approximately 860 feet.
 - Base Flood Elevation (BFE): 865.7 feet.
 - Proposed Building Pad: 869 feet.
 - Margin of Safety: The building will be elevated 9 feet above its current grade and over 2 feet above the BFE, exceeding the city's 1-foot requirement.

Chair Phillips inquired about the specific location of the floodway in relation to the borrow pit and building site. Mr. Burton clarified that by state regulation and city code, no work or fill is allowed in the floodway; demonstrated on the map that the floodway boundary follows the bow of Stillwater Creek and lies entirely south of the proposed work; the only work occurring in the floodway is a drain pipe connecting the borrow pit to the creek; how they worked "hand in hand with FEMA," using FEMA models to develop boundaries; and this work was coordinated with WSB (the city's third-party consultant) to ensure it aligned with WSB's ongoing general study of Stillwater Creek.

Commissioner Shanahan asked what time frame or data set determined the 100-year floodplain being used. Mr. Burton responds that he was unsure if they used city drone footage from the 2019 flood to correlate experienced flood elevations with their survey; noted the "Total Health" building to the west sits at 868 feet; drone footage showed that the 2019 event did not inundate that building, though it reached the parking lot; and by setting the YMCA at 869 feet, it will sit one (1) foot higher than the neighboring medical facility.

Chair Phillips asks what the second building on the property would be. Mr. Burton clarifies that this is just a conceptual site plan but they are doing a mass grading of the whole site as that is what is most cost effective.

Commissioner Prather asked why the project required Commercial General (CG) zoning—the city's broadest commercial category—and whether Public (P) zoning could meet the needs of the YMCA. Mrs. Kim Payne, Asst. City Attorney clarified that Public zoning requires the land to be owned by a governmental agency (City or University), therefore, as a private entity, the YMCA is ineligible.

Mr. Henry Bibleheimer explained that because there is no specific use category for the YMCA, it was classified as "Recreation"; this use is allowed in very few districts; and CG was chosen to accommodate both the building and the potential future soccer complex.

Chair Phillips opens the public hearing and asks if anyone would like to speak in favor of the item.

Mr. Wayne Smith, 1724 S. Husband Street states he has been a resident for 60 years, spoke as a neutral party; expressed support for the YMCA but emphasized the critical importance of flood control, noting that historical flood control structures are the only reason past floods weren't significantly worse. Mr. Smith offered his historical knowledge of the area's water behavior to the engineers, stressing that the project needs to be done right.

Chair Phillips asks if anyone else 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 closes the public hearing and invites the applicant back up to address concerns.

Mr. Austin Burton provided a brief technical clarification regarding the borrow pit's role in the flood study and site development.

- The only work occurring within the floodway is the installation of a very large 8-foot wide by 4-foot tall reinforced concrete box.
- The purpose of this structure is to allow the creek to back up into the borrow pit when it begins to flood.

- Because the borrow pit is only a few feet above the bottom of the creek, it effectively "broadens" the creek during a flood event. This creates additional working volume at a deep elevation, allowing the site to be developed and paved without creating negative impacts upstream or downstream.

Chair Phillips asked for clarification on whether the borrow pit would retain water. Mr. Burton clarified that the borrow pit is not intended to hold water permanently; as the creek level drops following a flood event, the borrow pit will drain back into the creek through the large concrete box; and noted that the size of the structure was specifically requested by WSB (the city's consultant) to ensure the creek and borrow pit function in unison.

Chair Phillips inquired about the responsibility for keeping the borrow pit and the 8x4-foot box structure free of debris. Mr. Burton noted that while existing trees will be cleared, new landscaping could eventually create on-site debris.

Mr. Barth clarified that since the borrow pit and drainage structures are located on private property, the property owner (YMCA) is responsible for maintenance which includes mowing the pit and ensuring trees or debris do not obstruct the drainage structures.

Chair Phillips asks staff for findings and alternatives.

Mr. Bibelheimer presents findings and alternatives, which are:

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

Planning Commission has further discussion regarding:

- The implications of rezoning the property to Commercial General (CG).
- Risk of Future Use: Expressed concern that if the YMCA project were not to proceed, the property would remain "wide open" to any high-intensity commercial use allowed under the CG designation.
- Best Practices and Floodplains: a philosophical objection to developing in a floodplain regardless of the zoning, noting it is not "best practice."
- Argued that the Land Development Code lacks a straightforward path for "civic" uses that are not government-owned, leading to a "disconnect" where the CG request does not truly follow the Comprehensive Plan's "Public and Civic" designation.
- Zoning Precedent: The risk of a project failing after a rezone is a scenario the Commission faces with every development, suggesting it should not necessarily preclude approval if the current plan is sound.
- Exploration of Alternative Zoning and Overlays

- Public (P) Zoning Limitations: Staff and Legal Counsel clarified that Public zoning requires ownership by a governmental agency.
- The PUD Option: In response to inquiries about limiting CG uses via an overlay, Mr. Barth explained that a Planned Unit Development (PUD) is the only tool available to approve a rezoning while restricting it to specific uses; noted a PUD could also be used to adjust regulations like lot coverage if the Commission pursued an Agriculture (A) or Office (O) designation with a Specific Use Permit (SUP).
- Specific Use Permits (SUP): Mrs. Payne, Asst. City Attorney, clarified that the Commission could not recommend an SUP tonight because it requires a separate notice and application process; and advised they must strictly recommend approval or denial of the move to CG.
- Alignment with the Comprehensive Plan as the Commission debated how the YMCA fits into the Envision Stillwater 2045 plan.
- Recreation Classification: Mr. Bibleheimer noted that "Recreation" is only allowed by right in CG and CB (Commercial Business), or via SUP in Office (O) and Agriculture (A).
- Civic Intent: argued that while the YMCA is a nonprofit, it provides a community service that aligns with the "Civic" designation; however, they remained hesitant about the CG designation itself as a vehicle for that use; and
- Engineering Protections: noted that while they understood the hesitancy regarding floodplain development, the city has established guidelines and engineering requirements that the applicant has successfully met.

Commissioner Peters moved to accept findings and recommend that the City Council approve the proposed Map Amendment as presented, Commissioner Prather seconded.

Roll Call:	Phillips	Williams	Prather	Shanahan	Peters
	No	Yes	Yes	Yes	Yes

Time: 56 minutes

- 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.

Mr. Bibleheimer presents staff’s report and asks if there are any questions.

Commissioner Prather asked for clarification that this particular use was not allowed at all in the Commercial Business (CB) category, and now it’s being added as a Specific Use. Mr. Bibleheimer confirmed.

Commissioner Shanahan stated that staff mentioned there are five (5) existing businesses and asked what those were where those were location. Mr. Bibleheimer stated that there are a couple of mechanic shops, one off Lewis and one on Main Street with another mechanic shop further south on Main, and a used car dealership; and the CB district extends to areas on 6th Ave.

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 closes the public hearing and asks staff for findings and alternatives.

Mr. Bibelheimer presents findings and alternatives.

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 recommended to accept findings and recommend that the City Council approve the proposed Text Amendment as presented.

Commissioner Prather motions to approve the proposed text amendment as presented. Commissioner Peters seconds.

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

Time: 6 minutes

4. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION.

- a. Regular meeting summary of January 27th, 2026.

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

Commissioner Peters moves to approve the minutes as presented. Vice Chair Williams 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. David Barth, Development Services Director, introduces Ann Collina, Development Services new Civil Engineer.
- b. Next Regular Meeting is March 3rd, 2026.

5. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice Chair Williams, seconded by Commissioner Shanahan at approximately 6:36 p.m. on February 24th, 2026. The next regularly scheduled meeting will be held Tuesday, March 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

DRAFT

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF MARCH 3RD, 2026
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED March 2ND, 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

MEMBERS ABSENT

David Peters, Member

STAFF PRESENT

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

Staff Absent

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 request for a Map Amendment (MA25-17) to rezone property addressed as 3398 N. Jardot Road from General Industrial (IG) to Small Lot Single Family Residential (RSS).

Mr. Bibelheimer, senior City Planner, presents the staff's report; none respond.

Chair Phillips invites the applicant or representative to provide additional information.

Mr. Kyle Smith of Crafton and Tull at 300 Pointe Parkway Blvd., Yukon, OK comes to speak on the following:

- The site and the land to the north are currently vacant and zoned General Industrial.
- To the west is an active industrial development (concrete and tree recycling) and to the south is the existing RT PUD.
- Discusses plan to "downzone" the industrial land into two residential tracks, creating a transition from the existing duplexes and industrial areas, through the townhomes which is the next agenda item, into the single-family homes that abut the exterior of Payne County.
- States the comprehensive plan allows for 10–14 units per acre and breaks down their units per acre.
 - Track 1 (RSS): 98 lots on 36.9 acres (2.65 units/acre).
 - Track 2 (RTM): 218 townhomes on 20.2 acres (10.8 units/acre).
 - Total Development: 316 units on 60.1 acres (5.26 units/acre).

- Adds there are existing City infrastructure in place, there is an existing 21-inch sewer line through the middle of the site and a 12-inch water line along Jardo and Airport Road.

Commissioner Prather asks how buffering will be handled next to the remaining General Industrial (IG). Mr. Smith states for this first tract (RSS), the buffering to the west will be maintained through a common area featuring a blue-line stream; adds the intent is to leave that area as natural as possible, with only one necessary roadway crossing for access; and regarding the townhomes, there is already an existing tree line on the industrial side that provides a buffer.

Chair Phillips confirms on the west side, the intent to leave the existing trees in place. Mr. Smith responds that there are existing trees on the adjacent property and adds they will look into additional buffering as it often depends on what the developer feels is necessary for residents to feel comfortable living there.

Commissioner Prather asks if there are there concerns with traffic or access off Jardot. Mr. Smith estimates this will add about 2,300 vehicles per day; for comparison, Perkins and State Highway 51 both carry about 13,000; a full traffic impact analysis will be required during the platting phase which will look at the intersections of Jardot/Airport and Jardot/Lake View.

Commissioner Prather confirms Jardot is currently a two-lane road. Mr. Smith shares they have a preliminary analysis on file and can go into more depth during the platting stages.

Chair Phillips asks if there are any other questions for the applicant; none respond. 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.

The following come to speak in opposition:

- Keith Massar, 2123 E Marcus Dr.
- Margaret Massar, 2123 East Marcus Dr.
- William Cole, 2324 E Marcus Dr.

The following concerns were expressed:

- Concerns regarding infrastructure and site design.
- Noted that Jardot Rd, which was converted from dirt to asphalt roughly 25 years ago, has degraded significantly .
- Point out that Jardot is already used as a bypass for traffic from Perkins Rd and mentioned that recent traffic monitoring equipment on the road should provide the city with accurate current counts.
- Concern that adding over 2,000 vehicles per day without upgrading the existing infrastructure would have a significant negative impact.
- Questioned the placement of the development's entrance, asking if it would align directly with the existing entrance at Marcus Drive.
- Concern regarding the density and the specific nature of the housing, seeking clarification on whether the homes would be middle-income, low-income, or Section 8.
- The current residents on Marcus Drive occupy two-to-five-acre lots and have traditionally enjoyed living outside the primary urban envelope of Stillwater.

- Requested a comparison of land-use impacts, asking whether maintaining the current General Industrial zoning would lead to the introduction of loud businesses or if the land would likely remain vacant as it is today.
- Highlighted a 10-acre commercial site at the corner of Airport Road and Jardot Road and that this facility operates from 5:00 AM until late evening, generating significant light pollution and heavy vehicle activity that should be considered.
- City of Stillwater has placed an electric plant on the north side of Airport Road.
- Concern that the proposed houses would be backing up directly against this infrastructure and other commercial operations.
- Hopeful for a successful residential development that could potentially increase neighborhood property values.
- Questioned the feasibility of "cramming" residential units against an existing recycling center and industrial uses.
- The land has been planned for industrial use for decades.
- Expected a large corporation or industrial plant to occupy the site, assuming such a development would provide professional landscaping along the frontage.
- Reminded the commission that the area is not merely vacant land but is situated directly across from an established neighborhood of large-tract, site-built homes.

Chair Phillips invites the applicant back up to address questions.

Mr. Smith addressed the concerns regarding traffic, road conditions, and neighborhood aesthetics; states that the proposed residential development would be more aesthetically pleasing than the existing industrial landscape, which currently includes a cement plant and a tree recycling facility; and noted that the project would include enhanced landscaping and arterial fencing typical of new subdivisions.

Mr. Smith states that regarding infrastructure, while Jardot Road is currently two lanes, a traffic impact analysis, conducted by the same engineer who evaluated a nearby data center and the HUB, indicated that the intersections would continue to operate at an adequate level of service as Stillwater grows. Mr. Smith further stated that residential use is actually lighter on infrastructure than the "by-right" industrial use, as passenger cars cause significantly less road wear than the heavy truck traffic common in industrial settings; and suggested that a higher residential population might also lead the city to prioritize maintenance for Jardot Road.

Chair Phillips asks staff if they could reference a residential neighborhood in Stillwater with a similar density. Mr. Bibelheimer compared the proposed density to the Canyons or Park View developments, stating that while the individual lots are smaller, the overall density per acre is moderated by large common areas and open spaces within the conceptual plan.

Chair Phillips brought up the question of the development's approach location and abutting road improvements. Mrs. Kim Payne, Assistant City Attorney, advised that would not be relevant to the zoning and will be addressed at the platting phase of the project.

Mr. Smith states he understands the focus is on the zoning density and whether it conforms to the adopted Comprehensive Plan; states that moderate-density single-family housing, even on small lots, is as "rural" as

this Comprehensive Plan allows and believes this zoning could be a good buffer transition with rural and industrial.

Commissioner Prather asks if they are considering a rezoning that increases population density and if the road conditions matter. Mrs. Payne advises that at this stage, we don't have those analyses completed because this is a conceptual plan as specifics regarding traffic and platting come later.

Commissioner Prather asks who is responsible for the maintenance of this road. Mr. Bibelheimer advised they didn't have the specific agreement on hand.

Chair Phillips asks staff to address the remaining question regarding what could be built under the current General Industrial zoning. Mr. Bibelheimer advises that General Industrial is the City's highest-intensity district; if the rezoning is denied, the existing IG zoning allows for heavy industrial businesses and if the rezoning to RSS (Small Lot Single Family) is approved, the land is restricted to conventional single-family homes and residential-design manufactured homes.

Mr. Bibelheimer additionally addresses the need for a traffic impact analysis when they are ready for platting stating that as a Traffic Impact Analysis (TIA) will be required at the preliminary plat phase if the development exceeds 1,000 trips per day or 100 trips during peak hours.

Vice Chair Williams asks what the landscaping requirements for RSS are, stating he believes RSS does not have specific requirements, but General Industrial does when it abuts an RSS district and asks if they rezone this to residential, would the existing industrial neighbors have to add landscaping to meet the new buffering requirements? Mr. Bibelheimer advised they only have to meet those requirements if they pull a new building permit for a major expansion or new construction as they are not required to maintain existing trees on the property line currently.

Vice Chair Williams asks why this area changed from Industrial to Moderate Density Housing in the Comprehensive Plan. Mr. Bibelheimer states it was likely based on development patterns such as balancing the single-family homes to the east and duplexes to the south and it serves as a transition zone. Mr. Bibelheimer states this change was also influenced by public engagement and advisory groups during the creation of the Future Land Use Map as there is also a significant amount of industrial land nearby that is undeveloped or developing very slowly.

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

Mr. William Cole asks to add an additional public comment which is that the heavy morning and evening traffic from these industrial uses would negatively impact future residents and cautioned the Commission that approving the residential use so close to heavy industry would likely lead to future complaints from homeowners regarding the neighboring industrial activity.

Chair Phillips closes the public hearing and invites staff up to present findings and alternatives.

Mr. Bibelheimer presents findings and alternatives.

Findings:

1. The proposed single-family homes are allowed by right in the Small Lot Single-Family zoning district.

2. The proposed Map Amendment aligns with 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 #1 which is to accept findings and recommend that the City Council approve the proposed Map Amendment as presented.

Vice Chair Williams stated that the rezoning request aligns with the 2045 Comprehensive Plan. He noted that while there are specific concerns regarding the proposed development—including traffic studies, density, and screening—these technical details are more appropriately addressed during the preliminary plat phase rather than the initial rezoning. He concluded that if the city envisions shifting toward moderate-density housing in this area, and would support the transition.

Commissioner Shannahan agreed and added that there is a need in the city for residential housing.

Vice Chair Williams motions to approve the map amendment as presented. Commissioner Shanahan seconds.

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

Time: 34 minutes

- b. Receive public comment regarding a request for a Map Amendment (MA25-18) to rezone property addressed as 3020 N. Jardot Road from General Industrial (IG) to Two-Family and Multi-Family District (RTM).

Mr. Bibelheimer, senior City Planner, presents the staff’s report and asks if there are any questions; none respond.

Chair Phillips invites the applicant or representative to provide additional information.

Mr. Kyle Smith of Crafton Tull at 300 Pointe Parkway Blvd., Yukon, OK comes to speak on the following:

- Pointed out that even the older 2030 Comprehensive Plan had identified this area for high-density residential use.
- Observed a shifting development pattern in Stillwater, where industrial growth is moving north near the Perkins Road corridor, making this area more suitable for residential transitions.
- Reiterated that technical engineering and access details would be finalized during the preliminary platting stage.
- The proposed conceptual site plan includes 34 lots with 10.8 dwelling units per acre, falling well within the Comprehensive Plan's recommended range of 10–14 units per acre.

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.

William Cole, 2324 E Marcus Dr. comes to speak on the following:

- Noted that existing duplexes in the area were "spot zoned" 20 years ago and while they were ultimately successful, they required security gates to manage traffic and noise issues.
- Questioned the enjoyment of a backyard that abuts a concrete plant, noting that noise from industrial trucks starting at 6:30 AM would likely disrupt residents.
- Emphasized that he wants a quality development rather than just a high-density one, ensuring that the project is successful and good for the Stillwater community.

Chair Phillips closes the public hearing and invites staff to present findings and alternatives.

Mr. Bibelheimer presents findings and alternatives.

Findings:

1. The proposed single-family homes are allowed by right in the Small Lot Single-Family zoning district.
2. The proposed Map Amendment aligns with 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 #1 which is to accept findings and recommend that the City Council approve the proposed Map Amendment as presented.

Commissioner Prather shares he believes the max density is reasonable.

Vice Chair Williams motions to approve the Map Amendment as presented. Commissioner Prather seconds.

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

Time: 10 minutes

- c. Receive public comment regarding a request for a Specific Use Permit (SUP26-01) for property addressed as 4115 N. Perkins Road to operate a chemical manufacturing facility in the Industrial General (IG) district.

Mr. Bibelheimer, Senior City Planner, presents the staff's report and asks if there any questions.

Vice Chair Williams asks if this use is allowed in any zonings without a specific use permit. Mr. Bibelheimer shares that this use is only allowed with a Specific Use Permit (SUP) in this district.

Commissioner Prather asks if the code that controls the parking requirements is all based on square footage of the facility or on what they do there. Mr. Bibelheimer explains that there are situations where the specific use does matter, for example, in a warehouse setting like this one, the code requires the applicant to provide either 1.5 parking spaces per employee or one space per 2,000 square feet of the building, whichever is more; however, in this particular case, the "whichever is more" clause is what is triggering the higher parking requirement for the applicant, as the 1-per-2,000-square-foot calculation significantly increased their total requirement compared to their actual employee count.

Chair Phillips invites the applicant or representative to provide additional information.

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

- Synthesia and Kingspan are sister companies. Synthesia produces polyester poly oil, a key component in the foam board insulation that Kingspan manufactures.
- By co-locating, they can streamline production.
- The facility will be built on the north 270 feet of the lot at 4115 North Perkins Road.
- Will create a drive off of N. Perkins Road routing around and connecting with Kingspan's fire lane to create full route through site.
- Will be constructed in phases.
 - Phase 1 will be warehouse, office space and reactor tower
 - Phase 2 will be second reactor
 - Phase 3 will be third reactor plus future warehouse space
- There will also be Shipping & Receiving facilities constructed during Phase 1.
- Explains process and storage of recyclable materials.
- There will eventually be a pipe to feed material to Kingspan.
- Will eventually ship materials to other Kingspan facilities as well as other companies.
- Majority of employee parking will be in front of Kingspan.
- Some parking will be management & office personnel at Synthesia.
- Discussed parking calculations and looked at other communities.
- Believe the 1.5 parking per employee per maximum shift is good calculation.
- Based on the available parking, will only need to add some to the new building.
- Towers will be eight-five (85) feet tall, which is lower than OSU football stadium and Stillwater Mill's tower and these will be enclosed.
- Sound study shows the truck traffic will be the largest noise generator.
- Potential at 3rd phase, working with Kingspan, to expand rail service for receiving and shipping abilities.
- Asks if there are any questions.

Commissioner Prather asks how many employees; Mr. Gose responds that Phase 1 is ~\$70m project with 32 employees, Phase 2 is ~\$22M with 25 employees and Phae 3 will be between \$10-15m and 27 employees.

Commissioner Prather asks if they will run three shifts; Mr. Gose responds yes.

Vice-Chair Williams asks if there was an environmental study; Mr. Gose responds yes and that the output is minimal to the air, the project will generate water during the glycolysis process that will be collected, stored and removed offsite for treatment processing.

Discussion is held about local, state and federal requirements to ensure air and water quality are maintained and not impacting the neighborhood or environment.

Mr. Gose comments that both Kingspan and Synthesia are forward-thinking companies and protecting the environment is important to them.

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 Land Development Code allows for Chemical Manufacturing in the General Industrial District with a specific use permit.
2. The proposed specific use permit for chemical manufacturing aligns with Envision Stillwater 2045

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed specific use permit.
2. Accept findings and recommend that the City Council conditionally approve the proposed specific use permit subject to conditions being met which can include, but are not limited to:
 - a. Construction of a 6-foot sidewalk for the full parcel length along the Perkins Road frontage.
 - b. The parking requirement being based on 1.5 parking space per employee on the largest working shift.
3. Find that the specific use permit is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the request.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date

Mr. Bibelheimer states staff recommends Alternative #2 to conditionally approve the specific use permit with the last-minute changes to Section 23-230.f regarding primary frontage for corner lots.

Commissioner Prather comments that he believes this to be a good project for Stillwater and is excited that his many years of recycling plastic bottles will be put to good use. Chair Phillips agrees.

Vice-Chair Williams states that it makes perfect sense about having the sidewalk along N. Perkins Road and adjusting the parking calculation so that there isn't unused parking and concrete.

Commissioner Prather moved to accept Alternative #2, Vice-Chair Williams seconds to accept findings and recommend that the City Council conditionally approve the proposed specific use permit at 4115 N. Perkins Road subject to conditions being met which can include, but are not limited to:

- a. Construction of a 6-foot sidewalk for the full parcel length along the Perkins Road frontage.
- b. The parking requirement being based on 1.5 parking space per employee on the largest working shift.

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

Time: 20 minutes

- d. Receive public comment regarding a Text Amendment (TXT26-02) Chapter 23, Land Development Code, by repealing Article XV, Planned Unit Developments, in its entirety; and creating and adopting Chapter 23, Land Development Code, Article XV, Planned Unit Developments; Division 1; Planned Unit Development, Section 23-294, Planned Unit Developments General Description; Section 23-295, Purpose of Planned Unit Developments; Section 23-296, Core Objectives and Compliance Standards Goals; Section 23-297, Design and Development Guidelines; Section 23-298, PUD Submittal; Section 23-299, Review and Approval Process; Section 23-300, Amendments; Division 2, Small Planned Unit Developments; Section 23-301, Small Planned Unit Development General Description; Section 23-302, Statement of Purpose and Applicability; Section 23-303, Small Planned Unit Development (SPUD) Requirements; Section 23-304, Review and Approval Process; Section 23-305, Design and Development Guidelines; Section 23-306, Application and Submission Requirements; Section 23-307, Amendments. Repealing all ordinances to the contrary; and providing for severability.

Staff requests to table the item to the following Planning Commission.

Vice Chair Williams moved to table the item until March 24th. Commissioner Prather seconds.

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

Time: 26 minutes

- 3. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION:
 - a. Next Regular Meeting is March 24th, 2026.

4. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice Chair Williams, seconded by Commissioner Prather at approximately 6:35PM on March 3rd, 2026. The next regularly scheduled meeting will be held Tuesday, March 24th, 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