

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

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

MEMBERS ABSENT

David Peters, Member

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 Jardot 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	Shannahan	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. 8<sup>th</sup> 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 3<sup>rd</sup> 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 24<sup>th</sup>. 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 24<sup>th</sup>, 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 3<sup>rd</sup>, 2026. The next regularly scheduled meeting will be held Tuesday, March 24<sup>th</sup>, 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