

PLANNING COMMISSION MEETING AGENDA
JUNE 2, 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 request for a Map Amendment (MA26-02) to rezone 702 S. Adams Street from Small Lot Single Family Residential (RSS) to Public (P) zoning district.	Henry Bibelheimer
b.	Receive public comment regarding a request for a Map Amendment (MA26-04) to rezone approximately 20.02 acres (m/l) addressed as 6603/6711 W. 6th Avenue and the north portion of 603 S. Range West Road from Commercial General (CG) to Two-Family and Multi-Family (RTM).	Henry Bibelheimer

3. Meeting Summary for Review and Possible Action

a.	Regular meeting summary of May 19th, 2026.
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4. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

a.	Next regular meeting is June 16th, 2026.
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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: June 2, 2026

Subject: Map Amendment: 702 S Adams Street

Title of Subdivision/Plan/Use:	Douglas Addition
Address or Description of Property to be Subdivided/Developed:	702 S Adams Street
Number of Acres in Development:	N/A
Number of Lots Created:	N/A
Current Zoning/Requested Zoning:	Small Lot Single-Family Residential (RSS)/Public (P)

Application Request / Project Description:

To request review and approval of a Map Amendment to rezone the parcel located at 702 S Adams Street from Small Lot Single-Family Residential (RSS) to Public (P).

Background: The subject property is located at the southwest corner of Adams Street and 7th Avenue. The property is approximately 0.16 acres and is currently developed as a single-family residence.

The Public zoning district identifies properties that are operated for the use and benefit of the general public. The property is proposed to be redeveloped to support Stillwater Medical Center, which is directly north of the subject property. The existing Stillwater Medical Center facility, and support infrastructure, is zoned Public (P). Publicly zoned property for Stillwater Medical Center is located to the north, south, and one lot west of the subject property.

Notice Requirement:

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

Processing Track:

Submittal Date – April 24, 2026
Planning Commission – June 2, 2026
City Council – June 15, 2026

Project/Site Design Data/Details:

Zoning – Small Lot Single-Family Residential (RSS) to Public (P)
Existing Use – Single Family Residential
Proposed Use – Parking Lot

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access off of Adams Street.

- Transit Facilities/Bike Lanes or Trails/Sidewalks: OSU Transit Services – The Brown Route passes the property, with a stop one block to the west. Sidewalks are currently available on the north side of 7th Avenue.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is available.
- Electric: City electric service is available

Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045 shows Public and Civic at this location. Envision Stillwater 2045 describes Public and Civic as the land use category that provides adequate land for publicly owned facilities and amenities.

Findings:

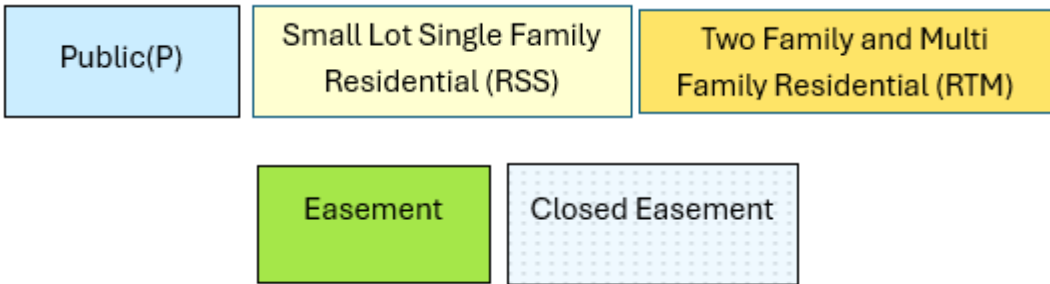
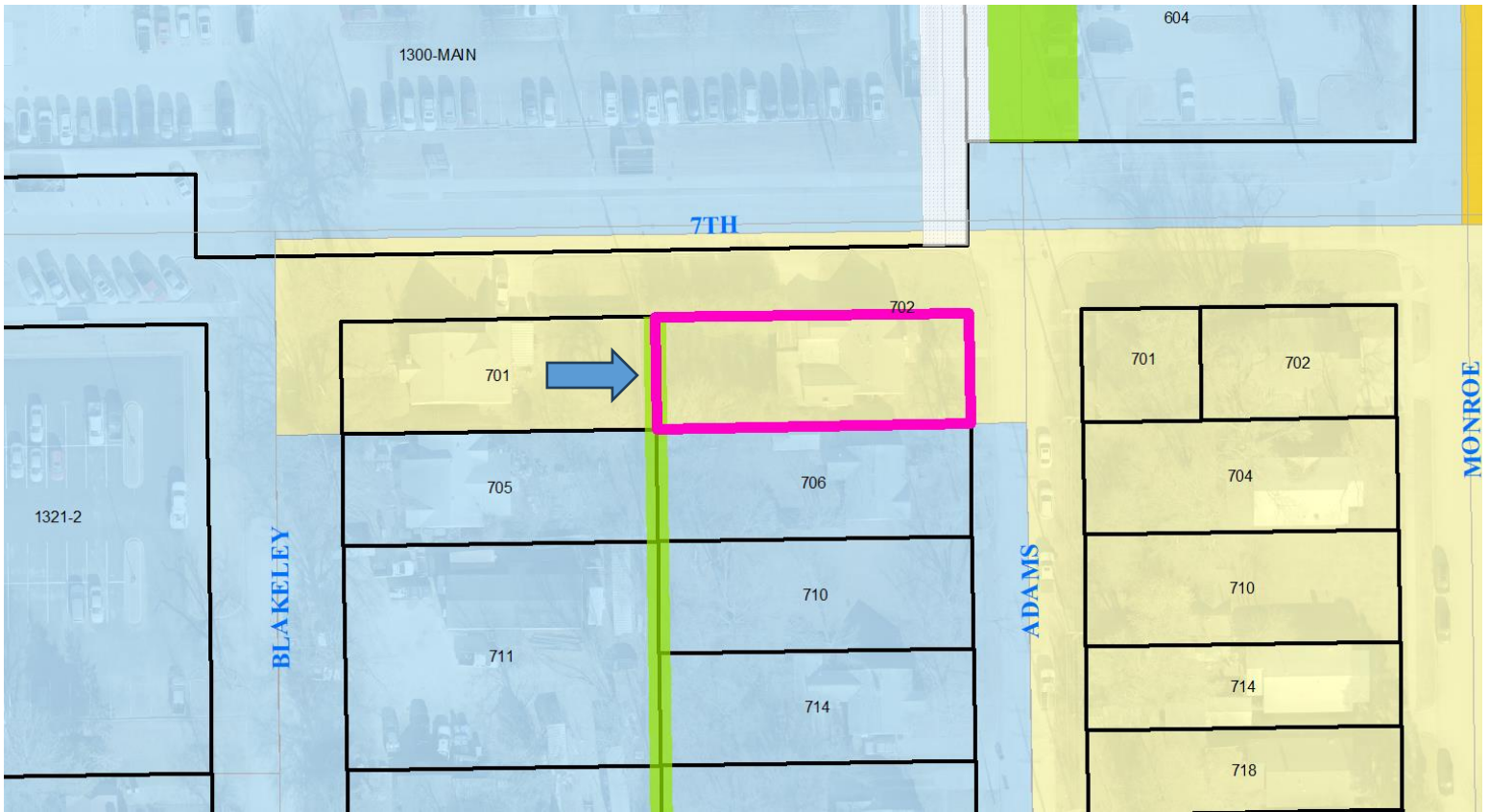
1. The proposed Map Amendment aligns with Envision Stillwater 2045.

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's Recommendation: Alternative number 1.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth, Development Services Director
Cindy Gibson, Administrative Services Manager
Date of Preparation: May 26, 2026
Attachments: Area Map
Map Designation: SW



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Project Type: Map Amendment (MA26-02)
Request: RSS to P
Address: 702 S ADAMS ST.

Date of Meeting: June 2, 2026

Subject: Map Amendment: Approximately 20.02 acres (m/l) addressed as 6603/6711 W. 6th Avenue and the north portion of 603 S. Range West Road

Title of Subdivision/Plan/Use:	Unplatted
Address or Description of Property to be Subdivided/Developed:	6603/6711 W 6 th Avenue and 603 S Range West Road
Number of Acres in Development:	20.02 acres (m/l)
Number of Lots Created:	0
Current Zoning/Requested Zoning:	General Commercial (CG) to Two-Family and Multi-Family District (RTM)

Application Request / Project Description:

To request review and approval of a Map Amendment to rezone approximately 20.02 acres (m/l) addressed as 6603/6711 W. 6th Avenue and the north portion of 603 S. Range West Road from General Commercial (CG) to Two-Family and Multi-Family District (RTM).

Background: The subject property is located south of West 6th Avenue, one quarter mile west of Range Road. The property under the rezoning request is approximately 20.02 acres and is currently developed with three single family residences. The parcel, in whole, is ~84.91 acres, and is split into three zoning districts, with General Commercial along 6th Avenue, then a section of Office (O), with Two-Family Residential (RT) on the southern portion of the property. The applicant is requesting to rezone the portion of the parcel that is zoned CG to RTM.

Section 23-96 *Use Category Definitions* defines multifamily as:

Multifamily means three or more dwelling units contained within one building that is freestanding and structurally separated from any other building or group of dwelling units but are located on the same lot.

The applicant is seeking to construct two additional dwelling units adjacent to the three existing dwelling units. To allow for the construction of a group of dwelling units on the same lot, the applicant must rezone this portion of the lot to a zoning district that allows for multifamily. A group of dwelling units on the same lot is allowed by right in the Two-Family and Multi-Family District (RTM) zoning district.

Notice Requirement:

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

Processing Track:

Submittal Date – May 6, 2026
Planning Commission – June 2, 2026
City Council – June 15, 2026

Project/Site Design Data/Details:

Zoning – General Commercial (CG) to Two-Family and Multi-Family District (RTM)
Existing Use – Multifamily
Proposed Use – Multifamily

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access off 6th Avenue.
- Transit Facilities/Bike Lanes or Trails/Sidewalks: OSU Transit Services – this property is not served by OSU Transit Services. Sidewalks are not available for this property.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer service is not available.
- Electric: City electric service is not available

Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan - Envision Stillwater 2045 shows Regional Commercial at this location. Envision Stillwater 2045 describes Regional Commercial as the land use category that allocates land to large retail and entertainment uses that serve the entirety of Stillwater and may attract a customer base from nearby communities.

Findings:

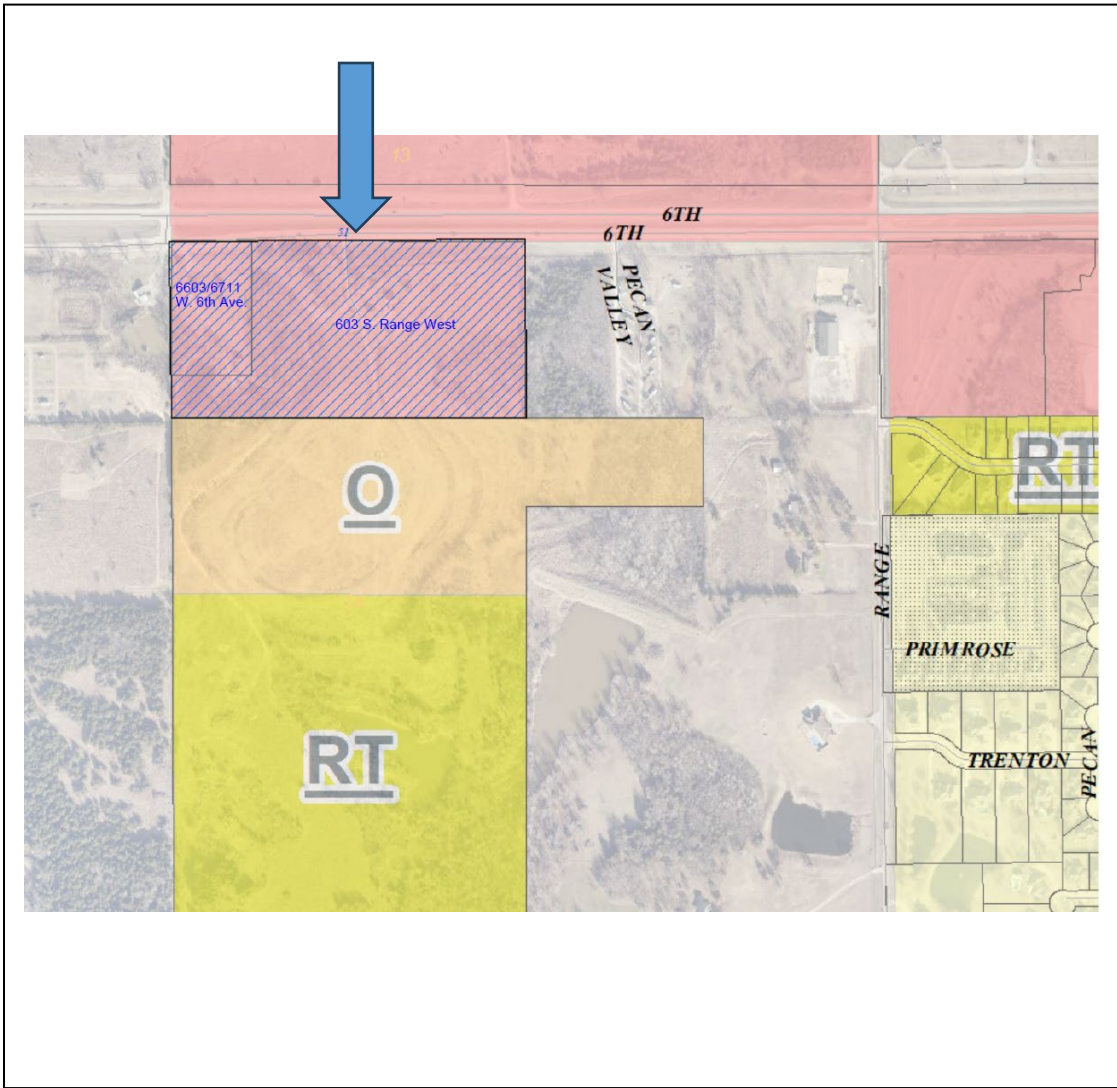
1. The proposed Map Amendment brings the current land use into compliance.
2. Envision Stillwater 2045 calls for Regional Commercial at this location.

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's Recommendation: Alternative number 1.

Prepared by: Henry Bibelheimer, Senior Planner
Reviewed by: David Barth, Development Services Director
Cindy Gibson, Administrative Services Manager
Date of Preparation: May 26, 2026
Attachments: Area Map, Zoning Comparison Chart
Map Designation: W



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Project Type: MA26-04
Request: Rezone from Commercial General (CG) to Two-Family & Multi-Family (RTM)
Address: Rezone 6603/6711 W. 6th Avenue and 603 S. Range West

ZONING COMPARISON CHART		
	CG (Commercial General)	RTM (Residential Two-family and Multi-family)
Min Lot Size	No min requirements	20,000 square feet
Min Lot Width/Depth	No min requirements	100/130 feet
Max Structure Height	No max height	35 feet
Min Front Yard	25 feet/10 feet from alley	20 feet/10 feet from alley
Min Side Yard - boundary with:		
Residential district	20 feet	5 feet
Commercial district	No min requirements	15 feet
Industrial district	No min requirements	15 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	20 feet
Any other district	No min requirements	20 feet
Max Lot Coverage	50 percent	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	Required when abutting RSS, RSL, RMH, RT or RM; 70% opaque up to 3- feet tall and 40% opaque up to 5-feet tall	Required for parking lots only
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	<ul style="list-style-type: none"> • Arts & Entertainment • Bed & Breakfast, Hotel, Motel • Beverage Services • <i>Churches & Religious Institutions</i> • Financial Institutions & Services • Food Services • Free-Standing Self-Service • Health Care & Social Assistance • Information • Parking Lots/Garages • Personal & Laundry Services • Personal Storage & Warehousing • Professional & Administrative Offices • Recreation • Research & Development • Retail Trade • Transportation Activities • Utilities • Vehicle & Equipment Sales/Service • Wholesale Trade 	<ul style="list-style-type: none"> • Boarding House/Rooming House • <i>Church and Religions Institutions</i> • Multiple-family with a maximum gross density of 20 units per acre • Townhome • Two-family (duplex)

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF MAY 19TH, 2026
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED MAY 18TH, 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
David Barth, Development Services Director
Henry Bibelheimer, Senior City Planner
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. PUBLIC HEARING

- a. Receive public comment regarding an application for a Short- Term Rental (STR-0239) for property addressed as 135 S. Melrose Drive in the Small Lot Single-Family Residential (RSS) zoning district and within the Westwood Overlay Neighborhood. Mr. David Barth, Development Services Director, presents staff's report.

Henry Bibleheimer, Senior Planner, presents the item and asks if there are any questions; none respond.

Chair Phillips invites the applicant forward to present.

Mr. Steve Stephens, 3300 Lakeshire Way, Edmond OK comes to speak on the following:

- Purchased the home 13 years ago, the home is a 1,600 sq. ft. home near the OSU campus, featuring 2 bedrooms, 1.5 baths, and a detached two-car garage.
- Wants a short-term rental permit to offset carrying costs so we can keep the house long-term for our grandkids.
- Current Usage: Their son (an attorney) lives in the home Monday through Wednesday. They plan to rent it via Airbnb/VRBO a few weekends a year, strictly on Thursday, Friday, and Saturday nights.
- The garage will not be rented.

Commissioner Prather notes the property listing shows three bedrooms and one full bath and asks what the anticipated occupancy is. Mr. Stephens states it is actually a 2-bedroom, 1.5-bath home; advertise occupancy for four guests; and regarding neighborhood congestion, the property has a deep driveway accommodating 6 to 8 cars, so guests will not need to park on the street.

Commissioner Prather asks who is available locally if an issue arises. Mr. Stephens responds his son is local during the week, and they live only 45 minutes away; adds property management is his retirement job; and they currently manage eight rentals in Oklahoma City and work with trusted local contractors.

Commissioner Prather observes proximity to campus means neighbors are often concerned about parties and ask who will handle noise complaints. Mr. Stephens responds they will handle them directly; have lived there for 13 years and rarely had issues with student neighbors; and furthermore, Airbnb and VRBO use two-way rating systems so guests will avoid throwing "ragers" to protect their own ratings.

Commissioner Prather adds that the commission suggests implementing a multi-night minimum to discourage parties, though we cannot enforce it. Mr. Stephens responds they intend to require a two-night minimum on weekends; on game weekends, strictly require a two-day rental, however, may choose to stay there themselves; and primarily just want the option to rent it.

Chair Phillips opens the public hearing and asks if there is anyone in the audience wishing to speak in favor or opposition; none respond. Chair Phillips close the public hearing and asks for alternatives.

Mr. Bibleheimer presents findings and alternatives, which are:

1. Approve the Application.
2. Defer for Additional Discussion.
3. Deny the Application.

Commissioner Peters moves to approve the short-term rental as presented, Commissioner Prather seconds.

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

Time: 12 minutes

- b. Receive public comment regarding an application for a Short- Term Rental (STR-0240) for property addressed as 1116 W. Stonecrest Avenue in the Small Lot Single-Family Residential (RSS) zoning district.

Henry Bibleheimer, Senior Planner, presents the item and asks if there are any questions; none respond.

Chair Phillips invites the applicant forward to present.

Mr. George Normandin, Broken Arrow OK comes to speak on the following:

- Bought this 3-bedroom, 2-bath property to have a place to stay when their family visits Stillwater for OSU sports.
- Wants to offset ownership costs via short-term rentals.
- Due to a 1031 exchange rule from our previous rental purchase, they cannot use this as a standard vacation home; any nights the family spends here must be mathematically offset by renting it to paying customers.
- The goal is to rent the house a couple of weekends a month and use it themselves selves on the off weekends.
- Will manage the property from Broken Arrow, implementing a strict two-night minimum to prevent single-night party issues.

- Wife is a teacher with free summers, and he works a rolling three-days-on, three-days-off airline schedule, which provides ample time to handle the cleaning and maintenance personally.

Chair Phillips asks what platforms they plan to use. Mr. Normandin states they currently plan to use VRBO, they have already set up a shell listing there to prepare for application.

Chair Phillips says neighbors are often concerned about parking and based on the anticipated occupancy, asks how many parking spaces are available. Mr. Normandin replies their anticipated occupancy is four to six guests maximum; the property has two driveway parking spaces but will explicitly limit guests to those two spaces to prevent street parking.

Vice Chair Williams asks if there is a local emergency contact here in town. Mr. Normandin responds he does not have a dedicated local contact right now, however, the realtor used to purchase the home is a property manager and will serve as my primary backup if needed.

Chair Phillips opens the public hearing and asks if there is anyone in the audience wishing to speak in favor; none respond. Chair Phillips asks if anyone wishes to speak in opposition.

Ms. Hannah Standage, 5021 North Stonecrest Court comes to speak on the following:

- Respectfully opposing the application to protect the existing neighborhood dynamics.
- Stonecrest is a quiet, stable, and established residential community on the northern edge of town, primarily home to families, children, and elderly residents.
- While long-term student renters are welcomed and integrated into community events, short-term rentals bring constant turnover and unknown occupants.
- The influx of transient guests compromises the neighborhood's safety, stability, and peaceful nature.
- The streets are narrow with limited, one-sided parking, making them ill-suited for extra traffic.
- The property sits directly in the center of a close-knit neighborhood where children routinely and safely play across yards.

Ms. Amy Klein, 5021 North Stonecrest Court comes to speak on the following

- Purchased the property specifically to ensure a safe environment for Hannah and her children.
- Deeply concerned that a short-term rental will bring transient outside traffic into an area where children constantly play.
- Believes the constant turnover creates a serious safety issue and alters the neighborhood's protective culture.

Chair Phillips asks if there is anyone else that wishes to speak in opposition; none respond. Chair Phillips closes the public hearing and invites the applicant to return and address the concerns.

Mr. Normandin returns to respond as follows:

- Points out that traditional buyers and long-term renters are also not intensively screened beyond legal limits.

- Purchased this home precisely because of the neighborhood's high integrity, with the intention to move in permanently in six years once their children graduate high school.
- Has already discussed the matter with the HOA president and board members to directly acknowledge their concerns.
- Committed to doing everything in their power to protect the neighborhood.

Commissioner Peters asks if the applicant would consider an age limit on the rental. Mr. Normandin agrees and adds he will also enforce strict quiet hours and explicit rules prohibiting parties or gatherings to ensure neighbors are not disturbed.

Chair Phillips invites staff to present the alternatives.

Mr. Bibleheimer presents findings and alternatives, which are:

1. Approve the Application.
2. Defer for Additional Discussion.
3. Deny the Application.

Commissioner Prather comments on a few points of discussion:

- Notes that while the current case isn't bound by the new pending guidelines, those guidelines still help inform the decision-making process.
- Recognizes that these cases always involve the same core conflict: balancing a property owner's rights against the overall impact on the neighborhood.
- Acknowledges that the neighbor who objected spoke very well and accurately framed the valid concerns typically heard in these situations.
- Mentions that future city plans aim for a 20% threshold/cap—a figure based on city research from other areas—to help keep neighborhood character intact.
- Concludes that allowing just one short-term rental in a neighborhood like this likely would not have a major negative impact.

Vice Chair Williams adds that it is a rental where the owner themselves will be staying there tend to be better taken care of.

Vice Chair Williams moves to approve the Short-Term Rental as presented. Commissioner Shanahan seconds.

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

Time: 16 minutes

- c. Receive public comment for a Specific Use Permit (SUP26-02) to allow a medical marijuana dispensary in the Commercial Shopping (CS) zoning district addressed as 211 N Perkins Road, Unit #36.

Henry Bibleheimer, Senior Planner, presents the item and asks if there are any questions for staff; none respond.

Chair Phillips invites the applicant forward to present but the applicant is not present.

Chair Phillips opens the public hearing and asks if there is anyone in the audience wishing to speak in favor or opposition; none respond. Chair Phillips close the public hearing and asks for staff's findings and alternatives.

Mr. Bibleheimer presents findings and alternatives, which are:

FINDINGS:

1. The Land Development Code allows medical marijuana dispensaries in the Commercial Shopping (CS) zoning district with a Specific Use Permit.

ALTERNATIVES:

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit 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 Specific Use Permit is not needed and do not recommend that the City Council approve the request.

Staff recommends to accept the Specific Use Permit as presented.

Commissioner Prather moves to accept the Specific Use Permit as presented, Vice Chair Williams seconds.

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

Time: 3 minutes

- d. Receive public comment for a Specific Use Permit (SUP26-02) to allow a medical marijuana dispensary in the Commercial Shopping (CS) zoning district addressed as 211 N Perkins Road, Unit #36.

Henry Bibleheimer, Senior Planner, presents the item and asks if there are any questions for staff; none respond.

Chair Phillips invites the applicant forward to present, however, the applicant is not present.

Chair Phillips opens the public hearing and asks if there is anyone in the audience wishing to speak in favor or opposition.

Mr. William Hadoway, 403 S Knoblock comes to speak and states that he believes that there is an excess of dispensaries in Stillwater.

Chair Phillips asks if there are any others in opposition; none respond. Chair Phillips closes the public hearing and asks for staff's findings and alternatives.

Mr. Bibleheimer presents findings and alternatives, which are:

FINDINGS:

1. The Land Development Code allows medical marijuana dispensaries in the Commercial

Shopping (CS) zoning district with a Specific Use Permit.

ALTERNATIVES:

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit 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 Specific Use Permit is not needed and do not recommend that the City Council approve the request.

Staff recommends to accept the Specific Use Permit as presented.

Commissioner Peters moves to accept the Specific Use Permit as presented, Vice Chair Williams seconds.

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

Time: 2 minutes

- e. Receive public comment for a Specific Use Permit (SUP26-03) to install an electric message center sign in the Transect Zone 5 (T5) of the Corridor Redevelopment Area Planning District on the property located at 311 South Duck Street

Henry Bibleheimer, Senior Planner, presents the item.

Vice Chair Williams asks for clarification on what is needed regarding how often the sign can change images, will it remain completely consistent, or can it change on a structured basis. Mr. Bibleheimer clarifies images must be static and remain on the screen for at least eight seconds to prevent driver distraction; while a scrolling video format is prohibited, the sign can cycle through different static images; and furthermore, automated lighting sensors are required to dim the sign after dark to protect the surrounding area.

Vice Chair Williams asks what the historical purpose is behind requiring a specific use permit for electronic signs in this particular corridor, rather than allowing them by right. Mr. Bibleheimer explains sign regulations are determined by the underlying zoning district and in this case, the T5 district regulates signs based on office usage; in major commercial districts like General Commercial (CG), electronic signs are often permitted by right unless they abut a residential zone.

Mr. Bibleheimer states that because office zoning typically represents low-intensity commercial use frequently situated near residential areas, the specific use permit is required to prevent bright LED signs from glaring into nearby homes.

Ms. Kim Payne, Assistant City Attorney confirms this is standard practice as it addresses both residential impact and neighborhood aesthetics.

Chair Phillips asks for staff to elaborate on what T5 is. Mr. Bibleheimer explains the T5 area connects the university to downtown; the T5 and T6 districts comprise a form-based code area designed to encourage pedestrian walkability and redevelopment between the university campus and downtown; T6 allows for higher-intensity commercial use, while T5 features lower-intensity uses; and multifamily housing is allowed

by right in T5, whereas single-family homes and duplexes require a warrant approval from the Planning Commission.

Mr. Bibelheimer asks if there are any additional questions for staff; none respond. Chair Phillips asks the applicant to come speak.

Mr. Jamie Murray, 311 S Duck St., comes to speak on the following:

- The Murray Law Firm has operated at this location since 2012 using the same existing sign.
- The new high-quality LED sign is intended to serve as a community bulletin board highlighting local current events, legal updates, and OSU sports.
- The sign will not be widened, though it will be slightly taller than the current one.
- The neighboring bank property to the south already features a tall sign with a message board, and a future nearby convention center will likely bring similar signage.
- A professional contractor from Kingfisher will handle the installation.
- Acknowledges the neighbors' brightness concerns and confirms the sign will comply with automated night-dimming mandates.

Chair Phillips confirms that the current sign is illuminated and also asked if there are other electronic message signs verified in the immediate vicinity besides the nearby churches and banks. Mr. Murray confirms that the current sign is illuminated and expresses a strong desire to remain a good neighbor and work cooperatively with adjacent property owners.

Chair Phillips opens the public hearing and asks if there is anyone in the audience wishing to speak in favor or opposition;

Mr. William Hadoway, 403 S Knoblock comes to speak on the following:

- The Hathaway family owns the adjacent rental properties to the south at 315 and 317 South Duck Street, as well as 239 South Duck Street.
- The initial intention was to oppose the project due to a dislike of animated signage.
- The strict code restrictions outlined by staff regarding static images and night dimming completely satisfy those initial concerns.
- Consequently, the neighbor now supports the applicant's right to install the sign.

Chair Phillip closes the public hearing and asks for findings and alternatives.

Mr. Bibleheimer presents findings and alternatives, which are:

FINDINGS:

1. The Land Development Code allows electronic message center signs in the Transect 5 Zone (T5) of the Corridor Redevelopment Area Planning District with a Specific Use Permit.

ALTERNATIVES:

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit 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 Specific Use Permit is not needed and do not recommend that the City Council approve the request.

Staff recommends to approve the Specific Use Permit as presented.

Commissioner Prather moves to accept the Specific Use Permit as presented, Commissioner Peters seconds.

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

Time: 22 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION.

- a. Regular meeting summary of May 5th, 2026.

Vice Chair Williams motions to approve the minutes as presented. Commissioner Peters seconds.

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

Time: 1 minutes

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

- a. Next Regular Meeting is June 2nd, 2026.

5. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Peters, seconded by Vice Chair Williams at approximately 6:21 p.m. on May 19th, 2026. The next regularly scheduled meeting will be held Tuesday, June 2nd, 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