

PLANNING COMMISSION MEETING AGENDA
JUNE 16, 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 an application for a Short Term Rental (STR-0244) for property addressed as 1112 W. Newman Avenue in the Large Lot Single Family Residential (RSL) zoning district.	Henry Bibelheimer
b.	Receive public comment regarding an application for a Short Term Rental (STR-0245) for property addressed as 1807 E. Ridgecrest Avenue in the Small Lot Single Family Residential (RSS) zoning district.	Henry Bibelheimer

3. Meeting Summary for Review and Possible Action

a.	Regular meeting summary of June 2nd, 2026.
----	--

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

a.	Next regular meeting is July 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.

MEMORANDUM

DATE: 6/16/2026
TO: Stillwater Planning Commission
FROM: Henry Bibelheimer, Senior Planner
SUBJECT: Short-Term Rental (STR-0244) Application Review

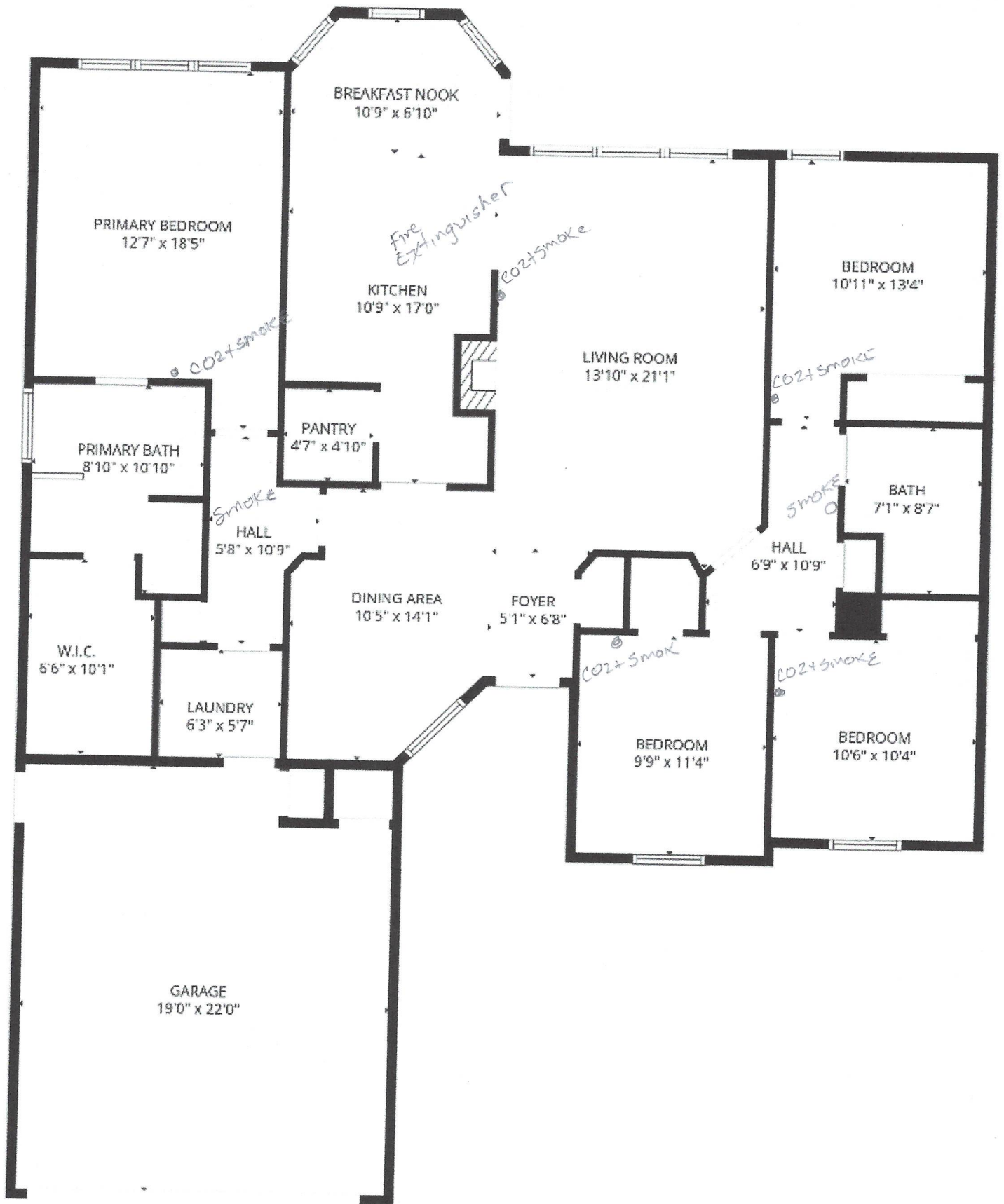
Under the recent Ordinance 3435, short-term rentals (STR) are to be licensed with the City if located within RSL, RSS, or RT zoning districts. As part of the licensing process, property owners within 300-feet of the subject property are notified of the STR application and have 30-days within which to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

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

- **1112 W. Newman Avenue** in the Large Lot Single-Family Residential (RSL) 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.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

May 26, 2026

Stillwater City Planning Commission
723 S. Lewis Street
Stillwater, OK 74074

RE: Opposition to Proposed Short-Term Rental Permit for 1112 W Newman Ave.

Dear Members of the Planning Commission,

I am writing on behalf of my family to formally register our strong opposition to the proposed short-term rental permit for the property located at 1112 W Newman Ave. Even though my family wasn't sent a letter regarding this matter and my property sits within a short distance from the property. I understand that my front door may not be within the 300 ft, but my property line and garage do. We would be impacted by this short-term rent as would all of my neighbors from Brown Street back to this the property in question.

Our section of this neighborhood is a unique, tight-knit community. Every single home here is currently owner-occupied, with absolutely no rental properties in the immediate area. My husband and I chose to purchase our home here seven years ago specifically to raise our three children in this quiet, predictable, and safe environment. Not being from Oklahoma our neighbors have become family and we spend a lot of time with them even holidays.

Furthermore, maintaining this peaceful atmosphere is a necessity for my husband's health. He is a retired Army veteran and a Purple Heart recipient. Due to his service-connected needs, a quiet, stable, and secure neighborhood is essential for his well-being.

Allowing a short-term rental to operate on our street directly threatens the safety and character of our neighborhood. Transients and rotating guests do not share a stake in our community. We are deeply concerned about the inevitable increase in traffic, unfamiliar strangers, elevated noise levels, and potential

parties that short-term rentals routinely bring into quiet residential zones. With having only one way in and out of our section of the neighbor is not ideal for this kind of property

Our neighborhood is zoned for long-term residential living, not commercial hospitality. We ask the Planning Commission to protect our veterans, our children, and our property values by denying this permit request.

Thank you for your time, consideration, and service to the Stillwater community.

'26MAY11AM7:45

CITY CLERKS OFFICE

To The Planning Commission of Stillwater, OK

My husband and I reside at 1115 W. Newman Ave. We custom built our home in 1996. This is a neighborhood that has had very little turn over in terms of property ownership over a 30 year span. It is a quiet, well maintained neighborhood of which property owners are both retirees and working families. There is only one egress into Newman Avenue and that is off of Monroe. There is absolutely no room for any more cars in this neighborhood of which we have all agreed to park on one side of the street to eliminate access issues as we have several teenage drivers.. We are a community here. **We are absolutely opposed to 1112 Newman being made a short term rental.** It would affect our home values and also be disruptive to the neighborhood. We have made major investment in our homes and this would greatly affect our quality of life and at age 73 I am not willing to relocate. We purposely chose to live on Newman Avenue because it isn't accessible and remains somewhat "unknown" so we do not have traffic issues here.

We respectfully request that this application be denied.

'26 JUN 3 PM 3:58

CITY CLERKS OFFICE

May 10, 2026

City of Stillwater
Re: Application # STR-0244 – Short-Term Rental Permit
1112 W. Newman Ave.
Stillwater, OK 74075

To Whom It May Concern,

We are residents of 1110 W. Newman Ave. We purchased our home in 2001, nearly 25 years ago, because of the quiet nature of this neighborhood. Having moved from the country, where we were both born and raised, adjusting to town living was not easy. The peaceful atmosphere of this area was, and still is, extremely important to us.

When people ask us where we live in Stillwater, we often say, "It's the best-kept secret in town." We have no through traffic, very little noise, dead-end roads, and the feeling of country living while still enjoying the convenience of town.

We would like to express our serious concerns regarding the proposed short-term rental application at 1112 W. Newman Ave. Our concerns include:

- Safety
- Increased noise
- Increased traffic
- Parking limitations
- Access for emergency and construction vehicles
- Protection of neighborhood property values
- Increased maintenance and upkeep concerns
- Preserving the atmosphere and character of our small community

Parking is already limited when our own families and friends visit, and we are concerned that a short-term rental would create additional strain on the neighborhood.

In our formal objection, we respectfully ask that you deny this permit request from out-of-town property owners in favor of the long-term residents and single-family homeowners who have invested many years in this community. We believe approval of this permit would significantly impact the character and atmosphere of our neighborhood in many negative ways.

Please keep us informed regarding this matter. Thank you for your consideration.

'26JUN3PM3:57

CITY CLERKS OFFICE

May 29, 2026

City of Stillwater Development Services
c/o City Clerk
723 S Lewis St.
Stillwater, OK 74074
cityclerk@stillwaterok.gov

RE: Objection to Short-Term Rental Application No. STR-0244
Location - 1112 W. Newman Avenue, Stillwater, OK 74075

To the Members of the Stillwater Planning Commission:

I am writing to formally object to Short-Term Rental Application STR-0244 for the property located at 1112 W. Newman Avenue.

My family and I chose to live in this neighborhood because of its quiet, low-traffic, single-family residential character. The neighborhood is comprised primarily of long-term residents and families who value the stability, safety, and sense of community that comes from having permanent neighbors. The property that is the subject of this application is located within a Large Lot Single Family Residential (RSL) district and is situated in a unique area of the neighborhood characterized by multiple dead-end streets and limited through traffic.

While I understand the property owner's desire to utilize the property as a short-term rental, I am concerned that introducing a transient lodging use into this established residential area is incompatible with the character and intent of the neighborhood. Unlike traditional residences occupied by long-term residents, short-term rentals experience frequent turnover of occupants and visitors, resulting in increased uncertainty regarding traffic patterns, parking demands, noise levels, and overall neighborhood stability.

Of particular concern are the following:

- Increased traffic on streets that were designed and developed primarily for local residential access.
- Additional parking demands in an area where on-street parking is already limited during family gatherings, holidays, and special events.
- Potential impacts to neighborhood safety and quality of life resulting from the continual turnover of occupants unfamiliar with the neighborhood and community expectations.
- The gradual erosion of the residential character that has made this neighborhood an attractive place for families and long-term homeowners.
- The precedent that approval of this application may establish for future short-term rental requests within this residential area.

The unique nature of our neighborhood, including its dead-end streets, limited traffic, and concentration of long-term residents, makes it particularly sensitive to uses that generate increased visitor activity and transient occupancy. My wife and I respectfully ask the Planning Commission to carefully consider whether a short-term rental use is compatible with the purpose and character of this residential zoning district.

For these reasons, we respectfully request that the Planning Commission deny Application STR-0244.

Thank you for your consideration of this objection and for your service to the City of Stillwater.

Sincerely,

'26MAY18AM8:00

CITY CLERKS OFFICE

To: City Clerk and Stillwater Planning Commission
City of Stillwater
723 S. Lewis St.
Stillwater, OK 74074

Re: Formal Objection to Application # STR-0244 — 112 W. Newman Avenue

May 13, 2026

As a property owner/resident living within 300 feet of 112 W. Newman Avenue, this letter is a formal objection to Application # STR-0244 to operate the subject property as a short-term rental.

Grounds for objection

1. Incompatibility with RSL zoning and neighborhood character.

The Large Lot Single-Family Residential (RSL) district is intended to support stable, long-term residential occupancy; converting the property to transient lodging is inconsistent with the low-intensity residential character of the block and undermines the quiet, family-oriented nature of the neighborhood.

2. Predictable noise, disturbance, and loss of quiet enjoyment.

Short-term rentals typically have higher occupant turnover and a greater risk of late-night gatherings, which commonly produce increased noise, outdoor activity, and disturbance for immediate neighbors; these impacts are particularly disruptive for residents living near the property.

3. Parking and traffic congestion on a narrow residential street.

The likely additional vehicle arrivals and departures associated with an STR—especially if the unit is advertised for multiple bedrooms—will increase on-street parking demand and traffic on W. Newman Avenue, which has limited room for overflow parking and egress. This creates safety and accessibility concerns for neighbors.

4. Public-safety and enforcement risks demonstrated in Oklahoma.

Law enforcement across Oklahoma has intervened at STR properties for serious incidents, including party-related firearms recoveries and arrests in Tulsa, a drug operation at an Airbnb in Edmond that resulted in multiple arrests, and a fatal shooting at an Airbnb cabin near Broken Bow tied to a bachelor party. These incidents show STRs can create law-enforcement and public-safety challenges distinct from owner-occupied residences.

5. Cumulative impact and precedent risk.

Approval of this application would set a precedent for further STR approvals on this block, risking conversion of surrounding single-family homes into lodging uses and causing cumulative impacts on neighborhood character, parking, and safety.

Requested action

- Deny Application # STR-0244 because the proposed use is incompatible with the RSL district and would materially harm neighborhood character, safety, and livability.
- If the Commission is unwilling to deny the application outright, impose strict, enforceable conditions at minimum: owner/operator local contact within a 15-minute response radius, maximum occupancy limits tied to bedrooms, no amplified outdoor events, assigned off-street parking for all guest vehicles, and a penalty schedule for verified nuisance or public-safety violations.

Request for record and hearing

Please enter this letter into the official record for Application # STR-0244 and provide notice of any Planning Commission hearing at which this application is considered.

Thank you for considering this objection.

Sincerely,

[Faint signature and name]
[Faint name]
[Faint address]

Dear Stillwater Planning Commission,

I am writing as a parent and resident of this neighborhood to express my strong opposition to allowing an Airbnb or other short-term rental property to operate at 1112 W. Newman in our community.

My family chose this neighborhood because it is a safe, quiet, and stable place to raise children. Our neighborhood is made up of families who know each other, children who play together outside, and neighbors who look out for one another. A revolving short-term rental threatens the sense of security and stability that families depend on every day.

One of our biggest concerns is safety. With a short-term rental, there is a constant flow of strangers coming in and out of the neighborhood. As parents, it is unsettling not knowing who is staying next door from week to week or even night to night. Families should be able to feel comfortable allowing their children to ride bikes, walk to friends' houses, and play outside without worrying about unknown visitors regularly entering the area.

We are also concerned about noise, parties, traffic, parking congestion, and late-night activity that are often associated with short-term rentals. Children need a peaceful environment for sleep, school, and daily routines. Frequent guest turnover can disrupt the quiet residential atmosphere that families work hard to maintain.

In addition, our street is a dead-end road that simply cannot support a large increase in traffic or parking demand. Parking space is already limited for residents and visitors, and additional vehicles from short-term renters would create congestion and safety concerns. Increased traffic on a dead-end street also creates added risks for children who play outside, ride bikes, and walk through the neighborhood. Our street was designed for the normal flow of residential traffic, not the turnover and volume that comes with a commercial-style short-term rental property.

Neighborhoods thrive when residents build long-term relationships and invest in their community. Short-term rentals reduce that sense of connection and accountability because guests have no lasting investment in the neighborhood or the people who live there.

Our neighborhood was intended to be a residential community for families, not a commercial lodging area. Allowing Airbnb properties to expand into family neighborhoods changes the character of the community and negatively impacts the quality of life for permanent residents.

I respectfully ask the city to prioritize the interests of families and long-term residents by denying this request or placing strict limits on short-term rentals in residential neighborhoods.

Thank you for your time and consideration.

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]



Please consider the **attached** letter my official protest for the application to allow 1112 W Newman to be used as a short term rental.

I live within 300' of the property and DO NOT want the application approved.

Please provide me the date and time this will be on the planning commission's agenda so I can attend the meeting in opposition of the proposed permit.

'26MAY12AM9:37

CITY CLERKS OFFICE

May 12, 2026

Stillwater Planning Committee %
City Clerk
cityclerk@stillwaterok.gov

RE: Formal Protest of Short-Term Rental Application for 1112 W. Newman Avenue

To the Members of the Planning Committee:

I am writing as the owner and resident of 3405 N. Monroe St., to formally oppose the short-term rental (STR) permit application for the property located at 1112 W. Newman. As a home owner within 300' of the property, I have significant concerns regarding the impact this commercial activity will have on our residential community.

This section of the neighborhood is composed of **long-term owner-occupied** residents and families who value the safety, quiet, and stability of this area. Converting a permanent residence into a rotating hotel-style rental fundamentally alters the character of our street. My specific concerns include:

Transformation to Transient Areas: Short term rentals quickly turn quiet, residential streets into commercial, hotel-like zones, reducing the "community" feel where neighbors know one another. This is especially true in this area due to the house residing in a section consisting of three dead-end roads. (See attachment) This limits the traffic on the streets to only those who reside or are visiting a resident, thus making it a safe and quiet place to live.

Safety: The constant turnover of strangers reduces the security and "eyes on the street" that come with having permanent neighbors. This transience makes it difficult to maintain a cohesive and safe environment for our children. The property is located between two parks, which limits **sexual offenders** from residing in our neighborhood, per the law. It is unrealistic to believe out-of-town owners will take the time or even have

the ability to vet renters and the guests of the renters to ensure sex offenders are not residing in our neighborhood. This is extremely important due to the high number of children under the age of eighteen in the three roads that make up our neighborhood.

Increased Noise and Disturbance: Short-term guests are often on vacation and do not adhere to the same community standards as permanent residents. We anticipate increased noise levels late into the night, especially on game days, which disrupts our right to quiet enjoyment of our homes.

Parking and Traffic Congestion: Our street already faces limited parking. Adding a high-occupancy rental will lead to an influx of vehicles, creating congestion and potentially blocking access for emergency services and local residents. Again, this section of the neighborhood has 3 dead-end roads, so the flow of traffic will be obstructed.

Property Maintenance and Care: Absentee owners typically don't maintain or treat the property with the care of an on-site owner, thus affecting the environment of the neighborhood. This can negatively impact house values in a neighborhood that already pays high property taxes.

Impact on Housing Availability: Allowing STRs in residential zones removes long-term housing stock from the market, driving up costs for locals and further straining our city's housing crisis.

In summary, I believe it is unfair to disrupt our neighborhood by declaring a small lot in an established residential owner-occupied neighborhood of long-term residents for commercial use for out-of-town property owners. I urge the Planning Committee to deny this permit and prioritize the well-being of the permanent residents who have invested in this community.

Please keep me informed of any upcoming public hearings or decisions regarding this matter.

Thank you for your time and for considering the voices of the residents.



May 20, 2026

To The Planning Commission of Stillwater, OK

My wife and I live at 1118 W. Newman Ave. We are opposed to 1112 W. Newman's licensing as a short-term rental. Newman Ave is a dead-end street in a very quiet and family-oriented neighborhood.

We request that this application be denied.

My husband and I live 2 houses down at 1116 W. Newman Ave., and we oppose 1112 being approved as a short-term rental property. Having grown up on this street and lived here for most of my 36 years, this is a family street where most people know one another and look out for each other. Kids grow up here, as I did, riding bikes and playing on the quiet dead-end street. New revolving rental strangers could jeopardize that safety and peace of mind, and we hope this application is not approved for this location.

CITY OF STILLWATER

'26MAY18AM8:01

CITY CLERKS OFFICE

I am sending this E-Mail as a resident of 3423 N. Monroe to formally express my objection to the short-term rental permit application for the property located at 1112 W. Newman. As a homeowner, I am very concerned regarding the negative impact of this commercial activity will have on our residential community.

This neighborhood consists of well-established long-term residents. It has been a very safe and secure place for the families to raise their children. Allowing short term rentals will rapidly change the fabric of this close-knit community. We anticipate the constant turnover of strangers will reduce our sense of safety and security. Short-term guests are not that much committed to follow the same community standards as permanent residents.

Also, our street already faces limited parking. Allowing a high-occupancy rental will lead to more congestion and inconvenience to our residents. I believe it is unfair to allow a small lot for commercial use in an established residential neighborhood with long-term residential. I sincerely hope the Members of the Planning Committee will consider the voices of our neighborhood residents.

Please keep me informed of any upcoming public hearings or decisions on this matter. Thank you.

MEMORANDUM

DATE: 6/16/2026
TO: Stillwater Planning Commission
FROM: Henry Bibelheimer, Senior Planner
SUBJECT: Short-Term Rental (STR-0245) Application Review

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, objection(s) have been filed on STR application requests:

- **1807 E. Ridgecrest Avenue** in the Small Lot Single-Family Residential (RSS) 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.

May 25, 2026

Objection to a residential short-term rental

Application: to establish a residential short-term rental in the Small Lot Single-Family Residential (RSS) zoning district

Location: 1807 E. Ridgecrest Avenue

Application #: STR-0245

To Whom It May Concern,

I am writing to state my objection to the request for a residential short-term rental in my neighborhood. A short-term rental has the potential to reduce my property value and may create a variety of safety issues, which I will detail further below.

I purchased my home because it was in a single-family neighborhood near a school. This environment made it more likely that homeowners dedicated to creating a safe, quiet, and stable environment for their family and others would buy nearby homes. Families here are comfortable walking at night and let their children walk to school and play outside alone. Having a short-term rental will bring in a transient population that may not have the interest of their neighbors in mind. With that comes the possibility that the culture of safety and peace and quiet will not be maintained. In addition, short-term renters are not subject to background checks. Given our proximity to Skyline Elementary and Stillwater Junior High School, this becomes a safety issue.

Another issue is parking. The homes that are rentals have more cars than will fit in the garage and driveway, forcing renters to park on the street. The neighborhood does not have the infrastructure to support the number of cars that come with a rental, and it becomes a safety issue to have numerous cars parked on the street. Delivery vehicles already have trouble making their stops, and it would be very difficult for emergency vehicles to reach their destination if a situation were to arise.

Please seriously consider my concerns. I appreciate the time and attention you gave to my letter.

May 14, 2026

Objection to a residential short-term rental

Application: to establish a residential short-term rental in the Small Lot Single-Family Residential (RSS) zoning district

Location: 1807 E. Ridgecrest Avenue

Application #: STR-0245

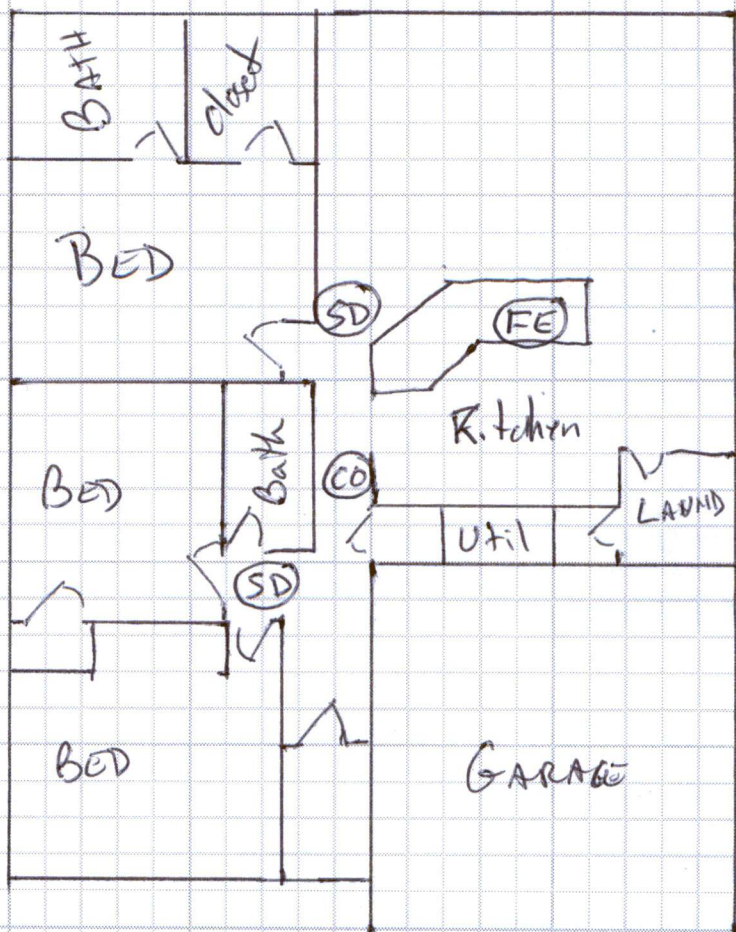
To Whom It May Concern,

I object to the request for a residential short-term rental in my neighborhood. I purchased the property as a single-family residence. I would have moved to an apartment if I wanted to be part of the rental community. The commitment to renting vs. owning a home are entirely different. I do not want a short-term rental in the neighborhood.

It is already difficult having people purchasing the homes in the neighborhood and then having multiple people rent from the resident. The additional cars in the shared homes have created traffic issues (parking on both sides of the street, exiting driveways, etc.).

Thank you.

FE: Fire Extinguisher
SD: Smoke Detector
~~SD~~
CO: CO Detector



STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF JUNE 2ND, 2026
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED May 29th, 2026 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET

MEMBERS PRESENT

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

Jana Phillips, Chair

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 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, Senior Planner, presents the item and asks if there are any questions;

Vice Chair Williams inquired whether Stillwater Medical currently owns the property in question and asked for confirmation on whether the property directly to the west is still zoned as small-lot single-family. Mr. Bibelheimer responded that they believe the property is owned by an LLC under the Stillwater Medical umbrella, though they noted the applicant would have a more definitive answer and confirmed the zoning.

Vice Chair Williams invites the applicant or representative forward to present.

Stephen Gose, Gose & Associates - 113 E 8th Ave, comes to speak on the following:

- Explains that a previous rezoning occurred a year or two ago for a parking lot to support planned hospital expansions, including the emergency room.
- Since then, Stillwater Medical acquired this additional land, allowing them to expand the parking lot plan, which is the reason for the current rezoning request.

Vice Chair Williams asks if the lot directly to the west would be brought forward for consideration soon. Mr. Gose clarified that the lot to the west is still privately owned and is not currently under consideration.

Vice-Chair Williams asks if there are any additional questions; none respond.

Vice Chair Williams opens the public hearing and asks if anyone wishes to speak in favor of the item; none respond. Vice-Chair Williams asks if there is anyone that wishes to speak in opposition of this item.

Phillip Freeman, 722 S Monroe St.

- Inquires if there is intention to move to the block to the east.

Vice Chair Williams asks if there is anyone else in opposition; seeing none, Vice Chair Williams closes the public hearing and invites the representative back up to respond.

Mr. Gose states that the hospital does not currently have intentions to move to the east of the rezoning.

Vice-Chair Williams closes the public hearing and asks for findings and alternatives.

Henry Bibelheimer, Senior Planner presents:

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 recommends alternative 1, to accept findings and recommend that the City Council approve the proposed Map Amendment as presented.

Commissioner Prather motions to approve the Map Amendment as presented, Commissioner Shanahan seconds the motion.

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

Time: 8 minutes

- 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, Senior Planner, presents the item and asks if there are any questions.

Commissioner Shanahan noted that based on a map they viewed previously, the area did not appear to be contiguous with the city to the direct east and asked for clarification. Mr. Bibelheimer confirmed that the property directly to the east is outside city limits; and explained that while the city limits run north of 6th Avenue and technically connect, making it contiguous, it does not touch the city limits on the south side of 6th Avenue.

Commissioner Shanahan pointed out that the annexation seemed unusual and noted from the documentation that there is no available sanitary sewer service or electricity, and asked about the

connection plans. Mr. Bibelheimer explained that electricity is provided by Central Rural Electric Cooperative (CREC) rather than the City of Stillwater, per their agreement; and added that because city sewer is unavailable at that location, the properties would rely on private septic tanks or alternative private sewer systems.

Vice Chair Williams invites the applicant or representative forward to present.

Mr. Jack Razook, Applicant, comes to speak on the following:

- Stated intention is to build two single-family rental houses to replace one that had previously burned down, noting they would be placed in a different location on the property.
- Mentioned they would match the three existing rental homes already on-site and indicated he believed a variance might be required.

Vice Chair Williams asked if the applicant to confirm the structures would be single-family rental properties. Mr. Razook confirmed they would be two single-family rentals to match the other three existing houses on the property; and clarified that only one house burned down, and plans to rebuild it in a new spot while adding a second one nearby, close to the three existing homes.

Commissioner Prather confirmed rebuilding even a single home would still conflict with the property's current zoning.

Vice-Chair Williams asks if there are any additional questions; none respond. Vice Chair Williams opens the public hearing and asks if anyone wishes to speak in favor of the item; none respond. Vice-Chair Williams asks if there is anyone wishes to speak in opposition.

Mr. Wayne Flat, 1202 S Range comes and asks for clarification on exactly where the new buildings would be located in relation to his eastern fence line. Mr. Bibelheimer showed him the proposed location on the map and Mr. Flatt confirmed that would not affect him.

Vice Chair Williams asks if there is anyone else in opposition; seeing none, Vice Chair Williams closes the public hearing and stating as the questions have been addressed, invites staff back to present findings and alternatives.

Mr. Bibelheimer clarified that the applicant's mention of a variance actually pertained to a separate sidewalk application scheduled for the Board of Adjustment in July, meaning it was unrelated to the current rezoning request.

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 recommends alternative 1, to accept findings and recommend that the City Council approve the proposed Map Amendment as presented.

Vice Chair Williams asked if the applicant would still have needed a rezoning just to rebuild the single house that burned down. Mr. Bibelheimer confirmed that a rezoning would be required regardless.

Commissioner Prather asked for further clarification on whether the lot with three homes is currently out of compliance. Mr. Bibelheimer confirmed it is, explaining that the three homes constitute a multi-family use, which is prohibited in Commercial General zoning.

Commissioner Prather expressed curiosity about why staff recommended approval when the Envision Stillwater 2045 comprehensive plan calls for regional commercial use at that location. Mr. Bibelheimer acknowledged the conflict with the comprehensive plan but explained their recommendation was based less on the comprehensive plan and more on bringing the existing, reasonable historical use of the property into compliance.

Commissioner Shanahan suggested that the comprehensive plan likely overlooked the specific details of this existing residential area when assigning the commercial designation.

Commissioner Prather motions to approve the Map Amendment as presented, Commissioner Peters seconds the motion.

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

Time: 13 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION.

- a. Regular meeting summary of May 19th, 2026.

Commissioner Peters motions to approve the minutes as presented. Commissioner Prather seconds.

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

Time: 2 minutes

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

- a. Next Regular Meeting is June 16th, 2026.

5. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Shanahan, seconded by Commissioner Peters at approximately 5:52 p.m. on June 2nd, 2026.

The next regularly scheduled meeting will be held Tuesday, June 16th, 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