

STILLWATER PLANNING COMMISSION SUMMARY  
REGULAR MEETING OF JUNE 2ND, 2026  
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW,  
THE AGENDA WAS POSTED May 29<sup>th</sup>, 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.

Vice Chair Williams 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 8<sup>th</sup> 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 there is anyone that wishes to speak in favor of this 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 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 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 19<sup>th</sup>, 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 16<sup>th</sup>, 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 2<sup>nd</sup>, 2026.

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