

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF FEBRUARY 21, 2017
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED FEBRUARY 16, 2017 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Brad Rickelman, Vice-Chair
Mike Buchert, Member
Ariel Ross, Member
Gilbert Emde, Member
Zelte Wilkins, Member

MEMBERS ABSENT

Josh Marker, Chair
Dusty Lane, Member

STAFF PRESENT

Dennis McGrath, Asst. City Attorney
Mike Beaty, Development Review Manager
Tom Coots, Planner I
Ashley Camren, Administrative Assistant

1. CALL MEETING TO ORDER.

Vice-Chair Rickelman called the meeting to order at 5:30 PM.

2. LAND USE ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- a. Douglas, Bobby & Joyce, **MAP AMENDMENT (REZONING) (PZ.17.2165)**, requesting review and approval of a Map Amendment to property addressed as 823 W. 11th Avenue to change from current RSS (Residential Single-Family Small-Lot) zoning to O (Office) zoning.

Mike Beaty, Development Review Manager, presents staff's report and findings.

Vice-Chair Rickelman opens the public hearing and asks if there is anyone who would like to speak in favor of the proposed Map Amendment.

Stephen Gose, 113 E. 8th Ave., comes to speak on the following:

- Speaking on behalf of the applicant.
- Available for questions if needed.

Vice-Chair Rickelman asks if there is anyone else who would like to speak in favor of the proposed Map Amendment.

Bobby Douglas, 823 W. 11th Ave., comes to speak on the following:

- Applicant for the Map Amendment
- Advises the Planning Commission on his plans for the property

Vice-Chair Rickelman asks if there is anyone else who would like to speak in favor of the proposed Map Amendment.

Jerri Auel, 910 S. Stanley St., comes to speak on the following:

- Presents questions regarding what other projects and uses could potentially go in at this location with the Office zoning

Mike Beaty returns to the podium and discusses the comparison between Residential and Office zoning and what other uses are allowed within the Office zoning district.

Discussion is held between the Commissioners and Staff.

Vice-Chair Rickelman asks if there is anyone else who would like to speak in favor of the proposed Map Amendment.

Julie Couch, 901 S. Gray, comes to speak on the following:

- Presents questions about the property being in a floodplain

Mike Beaty returns to the podium to answer questions and further discussion is held between the Commissioners and Staff.

Vice-Chair Rickelman asks if there is anyone else who would like to speak in favor; none respond. Vice-Chair Rickelman asks if there is anyone who would like to speak in opposition; none respond.

Vice-Chair Rickelman closes the public hearing and asks for staff's alternatives.

Mike presents alternatives, which are:

1. Accept findings and recommend that the City Council approve the proposed Map Amendment as presented.
2. Find that the Map Amendment 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 Map Amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Commissioner Buchert moved, Commissioner Emde seconded to recommend that the City Council approve the proposed Map Amendment as presented.

| Roll call: | Marler | Rickelman | Lane | Buchert | Ross | Emde | Wilkins |
|------------|--------|-----------|--------|---------|------|------|---------|
| | Absent | Yes | Absent | Yes | Yes | Yes | Yes |

Time: 10 minutes

- b. Douglas, Bobby & Joyce, **SPECIFIC USE PERMIT (PZ.17.2166)**, requesting review and approval of a Specific Use Permit to property addressed as 823 W. 11th Avenue to allow Food Services in the O (Office) zoning district.

Mike Beaty, Development Review Manager, presents staff's report and findings.

Discussion is held between the Commissioners and Staff.

Vice-Chair Rickelman opens the public hearing and asks if there is anyone who would like to speak in favor of the proposed Specific Use Permit.

Steven Gose, 113 E. 8th Ave., comes to speak on the following:

- Speaking on behalf of the applicant.
- Provides some clarification concerning the floodplain and elevations.

Discussion is held between the Commissioners and Mr. Gose.

Vice-Chair Rickelman asks if there is anyone else who would like to speak in favor; none respond.
Vice-Chair Rickelman asks if there is anyone who would like to speak in opposition; none respond.

Vice-Chair closes the public hearing and asks for staff's alternatives.

Mike presents alternatives, which are:

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit and approve the use of parking on adjacent City-Owned property with the condition that the SUP not be issued until the Map Amendment process is completed.
2. Accept Findings and recommend that the City Council approve the proposed Specific Use Permit with conditions to mitigate any impact of the proposed use.
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 Specific Use Permit.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date. The plat must be acted upon within 60 days of this hearing.

Commissioner Buchert moved, Commissioner Wilkins seconded to accept findings and approve the proposed Specific Use Permit and the use of parking on adjacent City-Owned property with the condition that the SUP not be issued until the Map Amendment process is completed.

| Roll call: | Marler | Rickelman | Lane | Buchert | Ross | Emde | Wilkins |
|------------|--------|-----------|--------|---------|------|------|---------|
| | Absent | Yes | Absent | Yes | Yes | Yes | Yes |

Time: 7 minutes

3. APPROVAL OF THE MEETING SUMMARY FOR DISCUSSION AND POSSIBLE ACTION:
 - a. Approval of the regular meeting summary of February 07, 2017.

Commissioner Ross moved, Commissioner Emde seconded to approve the regular meeting summary of Tuesday, February 07, 2017.

| Roll call: | Marler | Rickelman | Lane | Buchert | Ross | Emde | Wilkins |
|------------|--------|-----------|--------|---------|------|------|---------|
| | Absent | Yes | Absent | Yes | Yes | Yes | Yes |

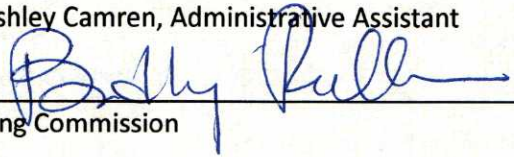
Time: 1 minute

4. MISCELLANEOUS ITEMS FROM STAFF FOR DISCUSSION AND POSSIBLE ACTION:
 - a. Next Planning Commission meeting is Tuesday, March 07, 2017.

5. ADJOURNMENT.

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Buchert, seconded by Commissioner Ross at approximately 5:48 PM on February 21, 2017 with all members present in agreement, the next regularly scheduled meeting will be held March 07, 2017 at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 S. Lewis Street.

Prepared by – Ashley Camren, Administrative Assistant

Approved by - 
Stillwater Planning Commission