

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF November 17, 2020
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED November 12, 2020 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Brad Rickelman, Chair
Jana Phillips, Vice-Chair
Mike Shanahan, Member
Brett Allred, Member

STAFF PRESENT

Dennis McGrath, Assistant City Attorney
Paula Dennison, Assistant City Manager
Melissa Reames, Deputy City Manager/Chief Financial Officer
Lanc Gross, Development Review Manager
Rian Harkins, Senior Planner
Chelsey Jones, Administrative Assistant

MEMBERS ABSENT

Vicky Jerome, Member

1. CALL MEETING TO ORDER.

2. PUBLIC HEARINGS:

- a. Twenty 20 Investment Group, LLC, **MAP AMENDMENT (MA20-06)**, requesting review and approval to rezone property address as 908 E. 12th Avenue from Residential Single Family Small Lot (RSS) to Residential Multi-Family Urban (RMU) district. (*Tabled from the November 3, 2020 meeting.*) **Harkins**

Rian Harkins, Senior Planner presented staff's report, briefly explained its location and surrounding area, and asked if there were any questions for staff.

Chair Rickelman asked if there were any questions for staff; none respond. Chair Rickelman opened the public hearing and asked for the applicant or agent to speak.

Joshua Conaway, 1735 NW 37th St OKC comes to speak on the following:

- A graduate of Oklahoma State University, practices law, and now teaches practical law courses at technology centers in OKC, Enid, and Stillwater.
- Safety of the proposed use
- How the proposed use fits within RMU's permitted uses
- Spent two months working with Lanc to make sure using the "Big House" as a college rental facility would not violate current zoning laws in Stillwater then with his father purchased the house back in May of 2019.
- Currently rented to college students
- In the summer of 2019, Dee Miller a retired department of corrections community sentencing administrator met with his father about the "Big House" and the possibility of a proposed new

program in Stillwater and the opportunity to help women who are in need in Stillwater and surrounding communities.

- His father is an ordained minister and does prison ministry in NW Oklahoma. He has a heart to see redemption, change, and second chances being provided to those who really need it and both believe this program would offer women in need in Stillwater just that.
- The program's mission is to provide women who have non-violent histories of substance abuse, mental health experiences, and traumatic experiences a true opportunity at rehabilitation and success.
- This will be accomplished by fostering a living environment that is rich in support and dedicated to the development of life and career skills.
- This program will have no negative safety implications but will in fact improve the safety of the community.
- The program is designed for women who have a non-violent past and are seeking a true opportunity for rehabilitation.
- The resident will go through a committee and then be approved by the district attorney before they will be selected to be a candidate to be reformed and to gain the career skills that the program is designed to teach. It will also be used as a screening process to make sure that any future residence or potential residence do not cause the current residence or neighbors any issues at all.
- The program is very secure, the resident will be required to leave their prior lives behind.
- Not a come and go facility, they will come and stay. They also will not have private transportation of their own but will be required to use the shuttle services provided by the program.
- This program is a privilege and not a right.
- Staff will be on site 24 hours a day 7 days a week to assist in rehabilitation efforts as well as to address any issues that might arise.
- Any resident that cause problems will be discharged from the program.
- With these safeguards in place the program ensures the safety of the surrounding neighbors and helps ensure a safer community at large by rehabilitating individuals who pose a risk at reoffending the law.
- RMU's permitted uses would allow the program to operate at the big house.
- The report issued by the Community Development Department incorrectly identified this as an adult care services program. It is important to clarify that this is a residential program.
- Stillwater's City ordinances define adult care services as licensed establishments providing day services and or treatment of adults but not residential services.
- Without a specific use permit these non-residential adult care service facilities are reserved for commercially zoned lots (to protect neighborhoods from increase traffic and unknown individuals from entering the neighborhood throughout the day).
- Even though the big house is surrounded by public land and other commercial properties, rezoning to a commercial property is not required for the program to utilize the "Big House" for its services because the program is residential in nature it is not an adult care facility as contemplated by the ordinances.
- The program would need a permitted use of multifamily to house the women and a permitted use of mixed use to better facilitate the rehabilitation efforts.

- Both multifamily and mixed use are permitted uses under the RMU district.
- This program will not increase traffic in the neighborhood, nor encourage strangers to enter into that neighborhood on a regular basis.
- It's a 12 month residential program where women are provided a true opportunity for reform.

Chair Rickelman asked if there was anyone else who was there to speak in favor of the item.

Dee Miller, 1602 Fairfield Dr comes to speak on the following:

- Retired from the department of corrections in January of 2019 after 34 years of service.
- Oklahoma has one of the highest rates of female incarceration in the nation.
- There are only two programs in the state, one in Tulsa which is Women in Recovery and Remege in OKC and they only take women from those two counties for their programs.
- They would look at women from Payne and Logan County to put in this program.
- On an average, between the two counties they send about 30 women to prison a year, an average of over 1,600 of them being arrested every single year. The majority of the women from substance abuse related offenses or substance abuse related behavior.
- This would be a program that would allow the women inpatient intensive long term treatment.
- The treatment providers come to the center, they aren't going anywhere
- There will also be a dietician that cooks, teaches them how to cook, and teaches them how to shop.
- Talked to educators so that they can get their GED's
- They want to work with the Employment Commission to help them get a job skill when they are in phases three and four before they are released.
- They will have some clean time, structured time, and deal with their substance abuse, mental health and trauma that help keep them in that cycle.
- Little over 50% of them have been to prison before, about 80% of them have prior convictions
- They are targeting the age group between 30-39
- She mainly works hard with the females because they have children and to try and get them straightened out so that their children don't wind up in the system.
- This would hold 18 women max
- They plan on putting locks and cameras on the doors.
- There is no visiting, they are not doing reunification with the families, and the goal is during that 12 months that they focus on themselves.
- When they finish the program they are going to look at another 6-9 months of outpatient services for them so they have some followed up continued counseling treatment, the things they need to help them be successful.

Chair Rickelman asked if there was anyone else who would like to speak in favor of the proposed item; none respond. Chair Rickelman asked if there was anyone there to speak in opposition of the item.

Denise Roberts, 1814 W University comes to speak on the following:

- Own property at 816 & 816 ½ E 12th Ave just down from the facility.
- Very concerned about safety

- When she read the profile for the actual rezoning, it said the facility was for individuals with new criminal charges or high risk individuals and that concerned them.
- Her neighbor is handicap and another woman next door has Alzheimer and they are nervous about the facility as well due to the extra traffic and the dangers that it possesses.
- There are a lot of children that are unsupervised that walk to the pool and there are a lot of other vulnerable people around that area.
- If they are saying that there are only going to be 18 and they never leave and that they are not high risk people then maybe it's a different issue but when the proposal goes out that says high risk for re-incarceration that it makes it scary.

Chair Rickelman asked if there was anyone else who would like to speak in opposition; none respond. Chair Rickelman also states that there were some letters and emails that were presented in their packet and he just wanted everyone know that those were received. Chair Rickelman asked again if there was anyone else to speak in opposition; none respond. Chair Rickelman closed the public hearing and asked for staff to present.

Rian Harkins, Senior Planner presented the findings and alternatives and asked if there were any questions.

Chair Rickelman asked if there were any questions of staff; none respond. Chair Rickelman asked if there was for discussion or an action.

Commissioner Shanahan states that he had a few questions of the applicant. Chair Rickelman comments that it would be best if they came to the podium to answer them.

Commissioner Shanahan asked if they would summarize again the security around the facility or residential home. Mr. Conaway responds that Mrs. Miller is the director of the program and that she can answer anywhere that he can't:

- There will be staff onsite living with these individuals 24 hours a day and 7 days a week to monitor what's happening.
- They have already discussed installing locks and security cameras.

Commissioner Shanahan asked where the security cameras would be located. Mr. Conaway responds that there are already cameras on the building and it would monitor the entire exterior.

Commissioner Shanahan asked how many staff would be at the facility at different times during the 24 hour period. Mrs. Miller responds that during the day or their treatment time, there will be a mental health, substance abuse person, and also a trauma person who would provide counseling for them; there will be two staff that will work 8 hour shifts and they will have four in the day and another two at night and it covers the same way on the weekend; and there are always two staff to the 18 people.

Commissioner Shanahan asked what type of training these staff will have. Mrs. Miller responds that they will work with them for multiple things such as they will learn security and they will also be exposed to treatment so that they can watch if there is criminal behavior; and they are going to probably use the

sheriff's training so that if they have any sort of physical restraint that they need to do, those kinds of things.

Commissioner Shanahan comments that the description of these is high-risk and that has generated some concern, but she said that these will be nonviolent offenders. Mrs. Miller responds that they will all be non-violent and that they will have no violent history at all; they will be focusing on females that are between the ages of 30-39 with substance abuse related offences such as possession, possession of CDS without a prescription, someone who wrote a bunch of fraudulent checks to buy drugs, etc; they are not looking at anyone that has assault and battery charges or those kinds of things as those individuals won't even be interviewed for the program.

Chair Rickelman asked if there were any other questions, discussion of the commission, or a motion.

Commissioner Shanahan stated that he is always skeptical but the concern is that will be at this facility.

Commissioner Allred asked staff if they had any records of some sort of crime statistics for that area or is it possible to get. Dennis McGrath, Assistant City Attorney responds that the police department could probably get that information.

Chair Rickelman comments that he believes it is going to be a closed system, that it is not a halfway house; it's more of a closed program that they will enter into, participate in and then will graduate or however they go through the program; and there would be more concern if it was a halfway where people were coming and going, but since it is closed off and given the type of persons they are trying to work with he has less concern in that regard.

Vice-Chair Phillips comments that prior to hearing the applicant's explanation of how the facility is proposed to work and the type of individuals that would be there, and looking at high risk of re-incarceration made her concerned; there was also the same concerns about people being able to come and go freely and what that might bring to the neighborhood, but liked hearing today that the individuals would be nonviolent and that they would be secured to the site. Vice-Chair Phillips states that Oklahoma has some of the highest incarceration rates for women and that they are not doing enough as a society or a state to really rehabilitate and try to break that cycle and that this has a lot of merit, the question is whether or not it in the right place.

Chair Rickelman comments that they have to make a motion on at least one of those three options this evening.

Vice-Chair Phillips asked staff if the property does get rezoned to RMU and this specific endeavor was not successful and they vacated the property what are the risks of having an RMU zoning in the middle of the RSS. Mr. Harkins responds that with a rezoning of the property to RMU, if the specific use was not approved, the property remains RMU and all of those permitted uses would be allowed, however if it required a SUP, it would still have to go through the SUP process as it wouldn't automatically revert back to RSS, someone would have to do a map amendment to do that.

Commissioner Shanahan states that he agrees with Vice-Chair Phillips; and the proposed use is very commendable and needed but is conflicted about the location and not sure how to resolve it, that more discussion or research might not clear that up.

Vice-Chair Phillips states that she believes it would be easier if the property were surrounded by Public zoning on three sides, but that it has RSS on either side is what gives concern.

Chair Rickelman states that he thinks the program is valuable and that the situation doesn't change the zoning to something that would be radically different although there are additional permitted uses versus RSS; believes this is something that they have been supportive of in the past to do these kinds of programs and at least feels like from a Planning Commission perspective satisfied with the applicants.

Commissioner Shanahan moved to accept the findings and recommend the City Council approve the proposed map amendment as presented; Vice-Chair Phillips seconded.

Roll call:	Rickelman	Phillips	Shanahan	Jerome	Allred
	Yes	Yes	Yes	Absent	Yes

Time: 35 minutes

- b. Baymere, LLC, **FINAL PLAT (SUB20-19)**, requesting review and approval to create 5 office lots / 1 general commercial lot at property addressed as 1220 W 12th Ave in CS (Commercial Shopping) zoning district. **Harkins**

Rian Harkins, Senior Planner presents staff's report, explained its location and proposed uses, and asked if there were any questions.

Chair Rickelman referenced the section of the property that is shaped like a thumb and said that there had been some discussion about it being used for fire and did anything come of that. Mr. Harkins responds that he would leave that for the applicant to cover.

Chair Rickelman asked if there were any other questions from staff; none respond. Chair Rickelman opened the public hearing and asked for the applicant to present.

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

- Here on behalf of the applicant
- Last time they were here was January 16th 2018 seeking approval of the planned unit development to allow the development
- This final plat follows that
- The owner of Central Drug now owns the entire parcel and is ready to plat it so they need to go ahead and create these lots
- Nothing has changed from the approved PUD, they came into that meeting with a road going out to 11th, and there was a conditional approval to not have that connection and to have fences along the edges. The "T" turn-around that is shown in there today meets the fire code
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Vice-Chair Phillips asked about the vehicular traffic up and down that road, it is noted that it is an access/egress easement instead of a street and that it will be hard surfaced; and thinking about trash pick-

up, mail delivery, and the visitors of the residents parking along there; who is taking responsibility to keep that in an operable condition, and will it be built to city standard for a street. Mr. Gose responds that it's not going to be built to city standard for a street but that it is probably a 6in concrete pavement; there is concrete there today, there are covenants that have been assembled for the property that will go with it; and there will be a property owners association created that makes everybody responsible for the maintenance and upkeep of that surface.

Chair Rickelman asked if there were any other questions for the applicant; none respond. Chair Rickelman asked if there was anyone else who was there to speak in favor of the item; none respond. Chair Rickelman asked if there was anyone there that would like to speak in opposition to the item; none respond. Chair Rickelman closed the public hearing and asked for staff's alternatives.

Mr. Harkins presented the findings and alternatives and asked if there were any questions.

Chair Rickelman asked if there was any commission discussion or a motion.

Commissioner Allred motioned to approve; Commissioner Shanahan seconded.

Roll call:	Rickelman	Phillips	Shanahan	Jerome	Allred
	Yes	Yes	Yes	Absent	Yes

Time: 9 minutes

- c. City of Stillwater, **INCREMENT DISTRICT #4 AND INCREMENT DISTRICT #5, STILLWATER, OKLAHOMA (AD20-01)**, receiving public comment regarding the Boomer Lake Station Project Plan.
Reames/Dennison

Paula Dennison, Assistant City Manager presented the request for review and recommendation of the proposed Boomer Lake Station Project Plan and speaks on the following:

- Oklahoma has the local development act that authorizes tax increment financing districts within the State of Oklahoma, as part of that the Planning Commission is specifically authorized to review the project plan and make a recommendation to the City Council or the governing body.
- With this project plan they are looking at two increment districts, district 4 and district 5.
- The map that was included indicates the boundaries of those.
- Explained the map and the distinction between the colors saying that there is a portion that adjoins Boomer Lake that they are calling the shore line and that the sidewalk that connects to that portion also connects to Kameoka Trail which is a part of the increment district's proposal that will not be conveyed to anyone, the city is retaining it for a number of reasons.
- District 4 is made up of the city retained portion along the shoreline and existing decommissioned power plant Boomer Lake Station that's certainly an icon in this community, as well as the two parcels that front on Boomer Rd that the City of Stillwater owns.
- Increment district 5 are the two parcels north of the two city-owned on Boomer or Washington the northern one adjoins Lakeview Rd.
- The southern parcels are at the intersection of Boomer and Highpoint Dr.
- Explained each of the properties and their ownership based off the map provided.
- The proposal that is before the Planning Commission this evening has a financing component associated with it and Deputy City Manager Melissa Reams is here to answer any of those questions.
- The proposed improvement plan indicates quite a mixture of attraction for the area.

- There is some retail and there is some continual use of the iconic building itself.
- The proposal is to retain the building, not to demolish it, but to add some activities within that building such as retail and a bar, some of those that will draw people in.
- Some of the other areas proposed around it are for mixed use and some residential, retail, and some office space.
- All of these will be very complimentary to Boomer Lake itself which is a huge draw of our citizens and our visitors within this community.
- The proposed improvement plan does not indicate inclusion along the shoreline. The City of Stillwater is retaining that property looking at more of a beach front being installed on that part where there is access to that portion of Boomer Lake for use of the water (water sports, beach activities, cabana type facilities).
- Would be happy to answer any questions that they may have and that they did open it up for public input if there were any public that wished to comment on the proposed project plan.

Chair Rickelman asked other than the public hearing is there an action that they will take on the item.

Mrs. Dennison said yes and she'll get to that in just a moment.

Vice-Chair Phillips comments that she is thrilled to see this being a Stillwater kid and being a native, that this building is one that is iconic and one that she's grown up around; when she used to drive to school in the mornings she would go right passed this when the road went on the south side of it; and it is a wonderful example of a modern industrial style of architecture. Vice-Chair Phillips asked if there's a possibility or has it been researched about a possible historic designation and historic tax credit development.

Mrs. Dennison responds that she knows Mrs. Reames may be able to speak a little more to it but she knows that the developer is looking at all opportunities that are available so much as the new market tax credits that are available and enterprise zone opportunities, and that there are a number of things that he has looked into to see if they are applicable; and doesn't know of any specifics of the historic standpoint. Mrs. Reames confirmed with a no.

Commissioner Allred stated that it would be prudent if somebody, possibly Mrs. Reames, walked them through the entire financing aspect of it for the record and for anybody watching and wanting to know more about how that works.

Melissa Reames, Deputy City Manager/Chief Financial Officer for the City of Stillwater comes to speak on the following:

- The project plan for a TIF really contemplates the objectives and the goals that the plan is going to anticipate achieving.
- Those were laid out very succinctly in the project plan right at the beginning.
- It talks about the projects history and speaking to the iconic Boomer Lake Station and the need to repurpose that facility and maintain its character and its integrity.
- In doing so, the city went out for requests for proposal back in 2018, looking for that developer that could come in and take something that is so unique in its composition and repurpose that into whatever they saw that being.
- It was interesting the proposals that the city received. The one that the city settled on is with a developer out of, at that time Chicago, and his vision was this meet and greet area with a rooftop

deck looking out over the lake, a brew pub, and then a mixed use that had an entertainment factor to it.

- He also has expanded it to include some high-end residential in the form of condominiums that would look out over the lake as well.
- His vision was very much in line with what the city was looking for.
- Mrs. Dennison did a great job of showing the boundaries of the project area and explaining the need for two TIF districts.
- They were broken down by public property which is not on the tax rolls right now so that increment is instant and it's huge, it's very impactful to the project.
- The other already on the tax roll properties, their increment is going to be based on a benchmark value when that TIF is put into existence.
- If you read that project plan, number five has a delay factor on it but you'll have that benchmark value so the increment will be the difference between the benchmark value and the appraised value as the years go on through the county assessor, so trying to break those things up.
- The project that is proposed is in five phases right now.
- There will be phases one and two that will involve the publicly owned properties, and then based on the maturity of those properties and how the projects go, phases three, four, and five will involve the currently taxed properties.
- Its baby steps but it depends on how those initial phases mature out and how they are received.
- When you are looking at TIF's, you go through and try and create a budget based on the new appraised values of the property after the investments are made and what kind of tax dollars through ad valorem and sales tax those projects are going to generate and the budget that was listed there within the project plan is 9.3 million dollars with some change.
- To give you some prospective, the downtown TIF that they did in 2018, TIF number 3 it is an ad valorem and sales tax as well and its budget is 32.5 million dollars.
- In respect to that one, this one is much smaller and only involves one developer, multiple projects.
- They also built into this TIF, a pilot payment in lieu of taxes, so attached to those condominiums the developer envisions charging a much higher tax rate to those folks to be in that particular area to help put into the TIF fund and pay back the development cost to the project.
- It is his opinion that he will not have any trouble selling those pieces and generating those additional taxes.
- At buildout, this project is estimated to be 30 million dollars and that's through all five phases which is a significant change for that particular area.
- If you look at the surrounding, not only what the TIF or project plan can generate but what the induced growth is going to be in the surrounding areas. There are a lot of apartment complexes over there, there is Cimarron Plaza which has the potential to be regenerated.

Commissioner Allred asked if it would make sense for the record to walk through the financial breakdown or line items.

Mrs. Reames responds:

- The assistance and development financing is the dollar value that the plan pledges to help the developer.
- In this particular instance the developer is going to require a certain percentage of that money up front to get that project going, the way that gets funded is kind of outside this project plan.
- The public infrastructure facilities and improvements speaks to the beach area which are public realm areas and within the project area which is why they kept them in the project area.

- They can use that to build the beach and to some extent, maintain the public realm.
- Implementation and administration costs, the big one is legal fees and that is going to help them do title work and those kinds of things and then they have a contingency built in.
- All of these are within the local development act which is in Title 62 of the Oklahoma Statutes and it starts in Section 850 if you wanted to read the statutes in their entirety.

Commissioner Allred thanked Mrs. Reames and commented that it is very helpful to not only get all of that on record but have an explanation of where everything goes and what for; and it is tremendously helpful to the citizens and anyone in the future that may want to look back on this and see what this may be all about.

Commissioner Shanahan comments about remembering the discussions on the core bid district when there was some controversy over how the TIF money was going to be allocated to the public sector entities and there was a certain degree of pushback from Meridian and he noticed that it has been broken down, how some of these funds might be allocated to the different public sector entities; and to have the discussions actually been held so that there is some degree of consensus about this.

Mrs. Reames further comments:

- Chairman Rickelman was one of the participants, however, unfortunately he was unable to be with them that evening.
- Part of the local development act requires you to have a citizen and multi-jurisdictional review committee, and some of these standing members.
- Each taxing jurisdiction sends a representative to the meeting and from that meeting they choose three citizen representatives.
- On the committee there was Chair Dr. John Wedlake, Brad Rickelman represented the Planning Commission, Chris Redding represented Payne County, Kelly Raider represented Payne County Health, Dr. Major who represented Meridian, and Dr. Moore who represented Stillwater Public Schools.
- Your citizen representatives were Scott Petty and Jeremy Bale, there was also another citizen representative as well however she was unable to attend.
- They had a quorum when they met, and they had very good discussion because this is concerning, especially here in Oklahoma, where we are the only state in the United States where local government does not participate in the apportionment of ad valorem tax.
- They felt very strongly during the discussion especially Dr. Moore in the school district that the voters had approved those percentages, those millages in support of each one of their organizations.
- During the discussion it was brought up that because of the nature of this area of town it is an area that needs a kickstart to redevelop.
- Down the line with the exception of Dr. Moore, the participants in the discussion really felt like while this is a risk, any development is a risk, this was a calculated risk and that the reward was worth the risk.
- It passed out of that review committee bringing it here to the Planning Commission 5-1 with the school being the dissenting vote.
- After here, depending on how the Planning Commission votes, it goes to City Council on Monday evening the 30th and there will be time for public comment, its not a public hearing but it's public comment.

- People come in and tell them yay or nay, how they feel about the project. They take that and may change the project plan and then will bring it back on December the 14th for a public hearing at that point.
- There was a publication this weekend in the NewsPress with a notice of intent to proform these two TIFs so that they can put on notice the people that could have an interest on that property.

Commissioner Shanahan asked if the 30 million dollar figure was potential investment in the TIF districts. Mrs. Reames responded that is correct. Commissioner Shanahan asked where that number came from. Mrs. Reames responded that it came from the developer looking at the project, looking at the buildout and aside from what the TIF is going to provide, is going to bring that financing to the table and invest in Stillwater.

Commissioner Shanahan states that he noticed the term enterprise zone that is used, is that a enterprise zone that was established in Congress that has certain financial benefits. Mrs. Reames responds yes that is a federal designation and it effects federal type credits that might be available. Mrs. Reams states that she had to do some research and felt like it was more than likely not something that he was going to be able to go for because it is up to the developer to go after these credits; and there are new market tax credits and some interesting tourism credits here in Oklahoma and hopefully they will be able to avail themselves to some of those as well.

Commissioner Shanahan asked about the private property, Quality Water and Lifenet and what their plans were as this development moves forward and do they plan to vacate those properties eventually. Mrs. Reames responds that she couldn't speak to that as that is between the developer and those property owners. Commissioner Shanahan said that he would assume the developer feels like there is potential that they would so that he could then utilize those properties. Mrs. Reames said yes.

Commissioner Shanahan said that he knows it is very conceptual so he doesn't expect anything in detail but will they actually be using the inside of that building and have they done some preliminary engineering studies. Mrs. Reames said yes and further comments:

- That they have been working with this developer for over two years and that he has had numerous engineers and construction people in there.
- A lot of his money is going to be spent on the third floor and creating that rooftop bar because you have to make sure that is structurally sound.
- A lot of what you would call the guts of Boomer Lake Station are going to stay, so when you come in the ground floor is where she believes they are going to put the brew pub so you'll see the very industrial eclectic enviroment watching the brew going on.

Commissioner Shanahan said that that type of design isn't anything new anymore but it is good to see that they are incorporating that. Mrs. Reames states that they have seen a lot of those and that the one she most remembers is the one in Austin where they have taken something similar and made an attraction, which is really one of the goals of these two TIFs is to help further that entertainment and that attraction and to bring visitors to Stillwater.

Commissioner Shanahan states that he thinks it is smart to use Boomer Lake and the park to leverage that whole concept.

Commissioner Shanahan asked what kind of experience the developer has. Mrs. Reames responds that the developer has several brew pubs in different states, Texas being one of them and she believes that one is in Sangre and \ one in the Austin area; his full time job besides being a developer, is that he works for a whole sale food distributor and has for years, so he has the feel for what it takes to put in a brew pub; the original plan was to put in a restaurant but that they have had to modify the plan but if things go well that might be a further phase that he might add later; he does have connections to Stillwater and is an OSU alum and wants to come back and invest in Stillwater.

Commissioner Shanahan states that this is good and sounds like an exciting development. Mrs. Reames responds that especially in these last eight months that it would be great to have something positive for us all to focus on.

Chair Rickelman asked if there were any other questions; none respond. Chair Rickelman opened it up for public comment and asked if there was anyone there who would like to speak; none respond. Chair Rickelman asked for staff alternatives.

Mrs. Dennison said that they are quite excited about this proposal and the opportunity or idea of adaptive reuse here in Stillwater.

Dennis McGrath, Assistant City Attorney asked to clarify for the minutes if she has moved on to item 3 or if they are still on item "c". Mrs. Dennison and Chair Rickelman both said item "c".

Mrs. Dennison said that they don't see a lot of opportunity for reuse here in Stillwater, that a lot of the history is tear it down and rebuild something in its place; in particular, with this building there is a unique shell on the outside of the building and the developer is excited to retain that and also retain the staircase that usually stayed lit at night on the outside of the building; and they, however, have not taken her suggestion to put in a glass elevator on the northeast corner of the building. Commissioner Shanahan asked if they were supposed to turn it down because of that. Mrs. Dennison responds no sir she wouldn't turn it down because of that.

Mrs. Dennison states that for the action item they have before them this evening, the findings are in the packet and that they are as follows; the status of Boomer Lake Power Station is decommissioned and unusable in its current arrangement; The Boomer Lake Station Project Plan Committee that Mrs. Reames discussed does recommend approval; the proposed Boomer Lake Station Plan is in conformance with the Stillwater 2020 C3 Comprehensive Plan, therefore, the action on this item this evening is to accept the findings and recommend that the Council approve the Boomer Lake Station project plan based on these four points: The Stillwater C3 Comprehensive Plan, the proposed Project Plan, with appropriate zoning a mixture of CG and Residential Multi-Family, and subject to actual hearing on the map amendments.

Vice-Chair Phillips motioned to accept the findings for the Boomer Lake Station Project Plan and recommend the Boomer Lake Station Project Plan for approval by the Stillwater City Commission based on the Stillwater 2030 C3 Comprehensive Plan; Commissioner Allred seconded.

Roll call:	Rickelman	Phillips	Shanahan	Jerome	Allred
	Yes	Yes	Yes	Absent	Yes

Time: 31 minutes

3. PLANS, POLICIES AND ORDINANCES FOR PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION:

- a. **RESOLUTION PC-2020-1**, A resolution of the Stillwater Planning Commission determining that the Boomer Lake Station Project Plan is in conformance with the Stillwater 2030 C3 Comprehensive Plan for the City of Stillwater and recommending approval and adoption of the Boomer Lake Station Project Plan. Reames/Dennison

Paula Dennison, Assistant City Manager states that this solidifies the action that the Planning Commission just took at the public input session and that this is the resolution that will be provided to the City Council for their November 30th and December 14th action on the Boomer Lake Station Project Plan Increment District #4 and Increment District #5. The action that they request of them is to approve Resolution PC-2020-1.

Commissioner Allred moved to approve; Vice-Chair Phillips seconded.

Roll call:	Rickelman	Phillips	Shanahan	Jerome	Allred
	Yes	Yes	Yes	Absent	Yes

Time: 1 minutes

4. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS, OR CITY ATTORNEY:

- a. Next Planning Commission meeting December 1, 2020.

5. ADJOURN.

This special meeting of the Stillwater Planning Commission was called for adjournment by Vice-Chair Phillips, seconded by Commissioner Shanahan at approximately 6:46 p.m. on November 17, 2020 with all members present in agreement, the next regularly scheduled meeting will be held December 1, 2020 at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 S. Lewis Street.

Prepared by – Chelsey Jones, Administrative Assistant

Approved by - _____
Stillwater Planning Commission