

IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA WAS
POSTED JANUARY 3, 2019 AT 9:15 A.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA

MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JANUARY 7, 2019

PRESENT: MAYOR WILLIAM H. JOYCE, VICE MAYOR PAT DARLINGTON
COUNCILORS ALANE ZANNOTTI, JOHN WEDLAKE AND AMY DZIALOWSKI
ABSENT: NONE

1. CALL MEETING TO ORDER

Mayor Joyce called the meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

Stillwater City Council led the audience in the Pledge of Allegiance.

3. CONSENT DOCKET

- a. Approve budget amendment increasing donation revenue and public education expenditure accounts to reflect donation from Wilson Chevrolet for Fire Department public education
- b. Accept electric easement at 1717 W Lakeview Road from Bryson Homes, LLC. (CC-19-04)
- c. Stillwater History Museum at the Sheerar quarterly report
- d. Approval of minutes: Regular Meeting December 17, 2018

Councilor Zannotti requested that Item c. be removed from the Consent Docket.

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILOR DZIALOWSKI TO APPROVE THE CONSENT DOCKET EXCLUDING ITEM C.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

4. PUBLIC COMMENT ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING

There were no requests to speak on agenda items not scheduled for public hearing.

5. ITEMS REMOVED FROM THE CONSENT DOCKET

- c. Stillwater History Museum at the Sheerar quarterly report

Councilor Zannotti shared that November 28, 2018 was the 90th anniversary of the Sheerar Center, there were a record number of visitors to the Sheerar in 2018, there were 44 volunteers with over 1,000 hours of volunteer service to the museum and six new board members were welcomed.

MOTION BY COUNCILOR ZANNOTTI, SECOND BY COUNCILOR WEDLAKE TO APPROVE THE STILLWATER HISTORY MUSEUM AT THE SHEERAR QUARTERLY REPORT.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

6. PUBLIC HEARINGS

- a. Receive public comment regarding a request for a Specific Use Permit for medical marijuana dispensary at 720 S. Western Road (Wicklow Plaza) (CC-19-02)

City Manager Norman McNickle stated that due to the passage of State law, the City of Stillwater cannot limit the number of medical marijuana dispensaries if they fit in the appropriate zoning area and comply with the SUP. Mr. McNickle stated that a number of lawsuits have been filed against cities that have attempted to regulate medical marijuana at a higher level than the State of Oklahoma.

Development Services Director Paula Dennison reported that the applicant is requesting a SUP at property addressed as 720 South Western Road in Wicklow Professional Center. A SUP is required for any medical marijuana facility in any of the zoning districts they are allowed in. This property is zoned CS, Commercial Shopping. All State of Oklahoma and City of Stillwater laws are being followed.

Mayor Joyce opened and closed the public hearing as no one was present for or against.

The Planning Commission recommended approval of the Special Use Permit to allow a medical marijuana dispensary at the property addressed as 720 South Western Road by a vote of 4-0.

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILOR ZANNOTTI TO APPROVE THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE SPECIAL USE PERMIT TO ALLOW A MEDICAL MARIJUANA DISPENSARY AT THE PROPERTY ADDRESSED AS 720 SOUTH WESTERN ROAD.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, WEDLAKE-NAY, DZIALOWSKI-YEA. MOTION CARRIED WITH FOUR YEA VOTES.

- b. Receive public comment regarding a request for a Map Amendment from Alpha Omicron of Alpha Delta Pi to rezone property addressed as 1309 W. University Avenue from RMI Residential Multi-family Intermediate district to RMU, Residential Multi-family-Urban district (CC-19-03)

Development Services Director Paula Dennison stated that the request for a Map Amendment is for Alpha Delta Pi Sorority located at 1309 West University. There is an existing sorority house that will be demolished and rebuilt. The new building will be three stories tall, have 68 to 98 beds, with a house director and two possible guest suites. The sorority owns a parking lot where a number of the members park and has leased additional spaces from Oklahoma State University. There may be some variance requests made when the design is submitted, due to the height of the cupola. The zoning would be going from RMI, Residential Multi-family Intermediate to RMU, Residential Multi-family-Urban district.

Mayor Joyce opened and closed the public hearing as no one was present for or against.

The Planning Commission recommended approve of the Map Amendment from RMI, Residential Multi-family Intermediate to RMU, Residential Multi-family-Urban, for property addressed as 1309 West University Avenue with a vote of 4-0.

MOTION BY COUNCILOR WEDLAKE, SECOND BY VICE MAYOR DARLINGTON TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE MAP AMENDMENT FROM RMI, RESIDENTIAL MULTI-FAMILY INTERMEDIATE TO RMU, RESIDENTIAL MULTI-FAMILY-URBAN, FOR PROPERTY ADDRESSED AS 1309 WEST UNIVERSITY AVENUE.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

- c. Receive public comment regarding a request for a Specific Use Permit from Stillwater Medical Center to allow a Healthcare and Social Services use in the CS, Commercial Shopping District at 2300 N. Perkins Road (CC-19-01)

Development Services Director Paula Dennison reported that the applicant is requesting approval of a Specific Use Permit at property addressed as 2300 North Perkins Road to allow an urgent care facility. This type of business is more of an office type, as opposed to shopping, and requires a SUP. Stillwater Medical Center has met all the requirements. In response to Councilor Zannotti's inquiry, Ms. Dennison stated that staff has evaluated the traffic impact and anticipates there will be less traffic with the urgent care clinic as opposed to the cumulative effect of all the retail operations.

Mayor Joyce opened and closed the public hearing as no one was present for or against.

The Planning Commission recommended approval of the SUP to allow a medical clinic at the property addressed as 2300 North Perkins Road in the CS, Commercial Shopping district by a vote of 4-0.

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILOR DZIALOWSKI TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO ALLOW A MEDICAL CLINIC AT THE PROPERTY ADDRESSED AS 2300 NORTH PERKINS ROAD IN THE CS, COMMERCIAL SHOPPING DISTRICT.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

7. RESOLUTIONS

- a. RESOLUTION NO. CC-2018-27: A RESOLUTION ESTABLISHING A TEMPORARY MORIATORIUM ON THE APPLICATION OF 'PUBLIC REALM' REQUIREMENTS ON CERTAIN NEW AND RE-DEVELOPMENT PROJECTS LOCATED WITHIN THE "FORM BASED CODE" DISTRICT AS DEFINED BY CHAPTER 23 STILLWATER CITY CODE

MOTION BY COUNCILOR DZIALOWSKI, SECOND BY COUNCILOR WEDLAKE TO ADOPT RESOLUTION NO. CC-2018-27 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

8. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from the City Attorney: No report.
- b. Miscellaneous items from the City Manager: Mr. McNickle stated that the Stillwater Police Department will be focusing on school bus safety, specifically the loading and unloading of children; and explained the laws regarding this safety issue. Mr. McNickle announced that the Pioneer Pantry Variety Show will be Saturday, February 9 at 7:00 p.m. at the Stillwater High School to raise funds for the Pioneer Pantry which helps disadvantaged students.

- c. Miscellaneous items from the City Council: Councilor Zannotti reminded owners of commercial kennels, grooming parlors or shelters to apply for or renew their annual permits; and shared that residents may own up to three dogs in a residential district. Vice Mayor Darlington encouraged residents who live outside corporate City limits to renew or apply for the 2019 Rural Fire Service Contract. Councilor Wedlake asked residents to check out the new online simulation tool, Balancing Act, which allows you to try your hand at balancing the City's budget. Councilor Dzialowski urged everyone to attend the Legislator's Reception on Thursday, January 10 at the Stillwater Public Library. Mayor Joyce announced that a new concept, Pop-Up City Hall, will be debuted at the Legislator's Reception; and encouraged everyone to attend.
- i) Discussion about scheduling items for upcoming meetings

9. QUESTIONS & INQUIRIES

None.

10. ADJOURN

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILOR ZANNOTTI TO ADJOURN THE JANUARY 7, 2019 REGULAR MEETING OF THE STILLWATER CITY COUNCIL.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

The January 7, 2019 regular meeting of the Stillwater City Council adjourned at 5:51 p.m.



WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL



ELIZABETH CHRZ
CITY CLERK