IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA WAS POSTED JANUARY 31, 2018 AT 3:35 P.M. AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA

MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
FEBRUARY 5, 2018

PRESENT: MAYOR GINA J. NOBLE, VICE MAYOR PAT DARLINGTON,
COUNCILORS ALANE ZANNOTTI, WILLIAM JOYCE AND JOHN WEDLAKE
ABSENT: NONE

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Boy Scout Troop 828 led the audience in the Pledge of Allegiance.

3. CONSENT DOCKET

a. Memo to set March 12, 2018 as date for public hearing for request to close utility easement at 1124 W. McElroy Road and 813 N. Lincoln Street
b. Memo to set March 12, 2018 as date of public hearing for request to close portion of right-of-way at 701 S. Wicklow Street
c. Accept pedestrian easements and right-of-way dedication on Ramsey Street for Wendy's Restaurant located at 720/724 W 6th Avenue (CC-18-07)
d. Approve request from Stillwater Public Housing Authority for waiver of payment in lieu of taxes for 2018
e. Approval of minutes: Regular Meeting January 22, 2018
   Regular Meeting January 29, 2018

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILOR ZANNOTTI TO APPROVE THE CONSENT DOCKET AS PRESENTED.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-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

None.
6. PUBLIC HEARINGS

a. Receive public comment regarding a request to close Scott Avenue between Monroe Street and Washington Street; close easements at 920 W Scott Avenue and 510 N Washington; and close an alley at property addressed as 705 W University Avenue. (CC-18-06)

Development Review Manager Lanc Gross reported that Oklahoma State University (OSU) has requested four closings, north of Hall of Fame and Washington; and the south side of campus at University and Hester. These closings include two easements, one street and one alley. There are no utilities in the easement to be closed for the Northern Oklahoma College building under construction. There are no utilities in the easement for the existing Monroe Street parking garage and the Central Plant, which is under construction. The right-of-way of Scott Street is proposed to be a private drive. OSU owns property on both sides of Scott Street and has built private utilities in the right-of-way, which is planned to be privatized. The alley closure is for the McKnight Performing Arts Center currently under construction and there are no utilities.

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

Staff recommended approval of the request to close Scott Avenue between Monroe Street and Washington Street; close easements at 920 W. Scott Avenue and 510 N. Washington; and close an alley at property addressed as 705 W. University Avenue.

MOTION BY COUNCILOR JOYCE, SECOND BY VICE MAYOR DARLINGTON TO APPROVE STAFF'S RECOMMENDATION TO CLOSE SCOTT AVENUE BETWEEN MONROE STREET AND WASHINGTON STREET; CLOSE EASEMENTS AT 920 W. SCOTT AVENUE AND 510 N. WASHINGTON; AND CLOSE AN ALLEY AT PROPERTY ADDRESSED AS 705 W. UNIVERSITY AVENUE.

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

b. Receive public comment regarding a request for a preliminary planned unit development for 1220 W. 12th Avenue and to change the zoning from RSS Residential Single Family Small lot to O office and CS Commercial Shopping. (Continued from January 8, 2018) (CC-18-08)

Development Review Manager Lanc Gross stated that the request is for approval of a Map Amendment and Preliminary Planned Unit Development (PUD) for property addressed as 1220 W. 12th Avenue. The current zoning is RSS Residential Single Family Small Lot, with surrounding zoning districts being RSS, O, RSS PUD and RMU. The applicant has requested an Office PUD on all the property except the southwest corner. The request for the southwest corner is a commercial shopping PUD. The applicant has specified that all permitted uses in the Office district be allowed in the requested Office zoning district. A statement of intent specifies that the CS zoning will only allow for a pharmacy. The C3 Plan indicates this property is low-density, residential. A site plan for the proposed development was shown. The Planning Commission recommended that the 11th Avenue access be designated for emergency vehicle use only with no public access and an eight-foot privacy fence. The proposed overlay requires a seven-foot fence. There is a floodplain on the south side of the property adjacent to 12th Avenue. The preliminary drainage study was submitted with the preliminary PUD. The final drainage plan is required with the final PUD application. A conceptual rendering of one of the structures was exhibited. The Statement of Intent states that all the buildings will be masonry with a composite-shingled roof, with a maximum roof pitch of eight to twelve. The typical hours of operation will be no earlier than 7:00 a.m. and no later than 6:00 p.m. for all uses. The hours of operation in the proposed overlay will be 7:00 a.m. to 9:00 p.m. Discussion occurred regarding neighborhood scale; fencing installation and responsibility; proposed shrubbery; and compatibility with surrounding uses and the proposed neighborhood overlay.
Mayor Noble opened the public hearing.

Robert Moore, 5310 S. Western, stated he has four properties in this area; two are zoned residential and two are zoned commercial. Mr. Moore would like all of them to be zoned commercial to make it easier to develop his properties.

Michael Oliver, 1123 S. Gray, spoke against the PUD and expressed concern regarding its affect on the neighborhoods and increased traffic.

John Pollock, 1106 S. Adams, spoke against the PUD and expressed his preference for houses rather than offices in this location.

Shirley Weeks, 71 University Circle, spoke against the PUD and stated that it did not meet the proposed 12th Street overlay vision or standards.

Deborah Meinke, 1023 S. Kings Street, spoke against the PUD and the potential for increased commercialization on the north side of 12th Avenue.

Mike Ebert, 2206 Stone Pointe Court, spoke in support of the PUD without the overlay district. Mr. Ebert stated that the development would be done in phases and the only confirmed tenant is the pharmacy.

Discussion was held regarding the site plan, the 11th Street exit, fencing, landscaping and sound abatement. Mr. Gross explained the PUD process. City Attorney Dorman clarified the authority City Council had in the approval process.

Mayor Noble closed the public hearing.

MOTION BY COUNCILOR WEDLAKE, SECOND BY COUNCILOR ZANNOTTI TO ADOPT THE PLANNING COMMISSION RECOMMENDATION TO APPROVE THE PRELIMINARY PUD AND MAP AMENDMENT AS PRESENTED, WITH THE ADDITIONAL REQUIREMENT THAT THE PUD FENCING AND LANDSCAPING BE CONSISTENT WITH THE MIXED USE OVERLAY REQUIREMENTS AS SET FORTH IN ORDINANCE NO. 3394.

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

7. REPORTS FROM OFFICERS & BOARDS

a. Miscellaneous items from the City Attorney: None.

b. Miscellaneous items from the City Manager: Mr. McNickle announced filing dates for the mayoral election and election dates.

c. Miscellaneous items from the City Council: Councilor Zannotti invited citizens to meet with City Councilors on Tuesday, February 13 at Aspen Coffee in the Lakeview Pointe Shopping Center to share their ideas about next year's budget. Vice Mayor Darlington stated that the 2017 Comprehensive Annual Financial Report has been released and can be found on the City's website. Councilor Joyce shared that the 13th Annual Dancing with Daddy will be held on February 9th and 10th. Councilor Wedlake announced that Stillwater Public Library's One Book One Community event will occur March 1-April 12.

i) Discussion about scheduling items for upcoming meetings
8. QUESTIONS & INQUIRIES

None.

9. APPOINTMENTS

   a. Appointment of Pat Zimmerman to the Block 34 Citizens Task Force

   MOTION BY MAYOR NOBLE, SECOND BY COUNCILOR JOYCE TO APPOINT PAT
   ZIMMERMAN TO THE BLOCK 34 CITIZENS TASK FORCE.

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

10. ADJOURN

   MOTION BY COUNCILOR WEDLAKE, SECOND BY COUNCILOR ZANNOTTI TO ADJOURN
   THE FEBRUARY 5, 2018 REGULAR MEETING OF THE STILLWATER CITY COUNCIL.

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

The February 5, 2018 meeting of the Stillwater City Council adjourned at 6:48 p.m.

GINA J. NOBLE, MAYOR
STILLWATER CITY COUNCIL

ELIZABETH CHRZ
CITY CLERK