

**STILLWATER BOARD OF ADJUSTMENT
Special MEETING OF AUGUST 24, 2017
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED August 16, 2017
IN THE MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

Members Present:

Ron Walker
Terri Ventress
Trey Lester

Staff Present:

Dennis McGrath, Assistant City Attorney
Paula J. Dennison, Development Services Director
Tom Coots, Planner
Cindy Gibson, Administrative Coordinator

Members Absent:

Angie Bale
Zelte Wilkins

Guests:

Ms. Natalie Watkins

1. **CALL MEETING TO ORDER.**

Chair Walker calls the meeting to order at 5:30 PM, introduces the board and explains the proceedings for the evening.

The following individuals are sworn in:

Ms. Natalie Watkins

Mr. Tom Coots

2. **BUSINESS ITEMS FOR DISCUSSION AND CONSIDER POSSIBLE ACTION ON:**

- a. Turning Point Ranch Association, **SPECIAL EXCEPTION-BOARD OF ADJ (PZ-17-2217)**, requesting review and approval of a special exception to extend the A (Agricultural) zoning to all of the property addressed as 385 S Country Club Rd, also referred to as 299 and 401 S Country Club Rd, currently zoned A, Agricultural; CG, Commercial General; and CS, Commercial Shopping. **Coots**

Tom Coots, Planner presents staff's report.

Chair Walker asks if there are any questions for staff; none respond. Chair Walker asks if there is any one that wishes to speak in favor of this item.

Ms. Natalie Watkins comes to speak on the following:

- Has been with Turning Point since 2000 when it was founded.
- Provides therapeutic horsemanship programs.
- Have a contract with the Stillwater Public School system where special education students in the middle, junior and high school come out and ride horses.

- Have other equine assisted activities that aren't necessarily riding, such as a literacy program at Highland Park Elementary School where 1st Grade children are challenged to read for seven (7) weeks then they can read to horses.
- This program gives some children their first book.
- Have a local mini-horse program.
- Will be starting a dementia program with the mini-horses using a proven program that has an incredible success rate.
- Have the ability to serve the community in lots of different ways.
- Were tenants at a large horse facility and access to the arenas and such was limited so the program couldn't be expanded.
- Found out that the property on Country Club was going to become available, started negotiating, raised funds, made the deal then the owners changed their mind and decided to give the property to the program.
- Grant money that was raised will be used to develop an educational center as seen in the brochure that was handed to the board.
- Received a Rotary grant to create a sensory trail that will be done on horseback for the kids.
- This area can also be used by school groups for education and tours.
- Will be doing some job training for high school kids as well as help them create portfolio.
- Will be constructing an open air arena which eventually will have garage doors that can be closed during the winter months.
- Will be doing many, many beneficial community outreach programs with groups such as the Wings of Hope, Marland's Children Home, cancer patients, Payne County Youth Home and so many more.
- Believe that when it is all done, it will be an added attraction to the entrance for Stillwater.

Ms. Watkins explains the plans and details of the site and expresses hope that the Board will consider the request.

Chair Walker asks if there are any questions for the applicant; none respond. Chair Walker asks if there is any one that wishes to speak in opposition of this item; none respond. Chair Walker asks if staff has anything further to present.

Tom returns and outlines the surrounding properties and zoning. Tom states that the only possible impact could be for the property to the east, however, the owners were are the ones who donated this property; and distance needed for horses to a dwelling type unit.

Tom asks if there are any questions.

Mr. Lester asks if extending this to Agriculture will cover everything that they are planning to do; Tom responds yes.

Chair Walker asks if the existing barn meets the 50 feet from the property line; Tom responds yes, it is right at 50 feet.

Tom explains the criteria considerations for a special exception and alternatives.

Chair Walker asks for Board discussion. Mr. Lester and Mrs. Ventress state that they believe it meets the requirements.

Mr. Lester moved, Mrs. Ventress seconded to approve the requested based upon the fact that it does not adversely affect the rights of adjacent property owners and that it will not cause substantial detriment to the public health or safety.

Roll Call:	Walker	Ventress	Lester	Bale	Wilkins
	Yes	Yes	Yes	Absent	Absent

Time: 17 Minutes

3. **ADJOURNMENT**

This regular meeting of the Board of Adjustment adjourned with all members in attendance in agreement at approximately 5:48 p.m.

Prepared by – Cindy Gibson, Admin. Coordinator

Approved by: 
Stillwater Board of Adjustment