

**STILLWATER BOARD OF ADJUSTMENT
Regular MEETING OF December 5, 2019
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED December 2, 2019
IN THE MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

Members Present:

Trey Lester
Ron Walker
Richard Buchanan
Craig Spencer

Members Absent:

Terri Ventress

Staff Present:

Dennis McGrath, Assistant City Attorney
Lanc Gross, Planning Manager
Melissa Higgins, Administrative Assistant

Guests:

Mark Mackey
Lance Holtzhower
Helen Clements
Julie Couch
Robert Williams
Anthony Redding
Steven Ulick

1. CALL MEETING TO ORDER.

Vice-Chair Lester calls the meeting to order at 5:30 PM. Vice-Chair Lester introduces the board and explains the proceedings for the evening.

The following individuals are sworn in:

Mr. Lanc Gross
Mr. Robert Williams
Mr. Lance Holtzhower

Mr. Mack Mackey
Mr. Anthony Redding
Mrs. Helen Clements

Mrs. Julie Couch
Mr. Steven Ulick

2. BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION ON:

- a. Flintco, **SPECIAL EXCEPTION TO THE BOARD OF ADJUSTMENT (SEBOA19-02)**, requesting review and granting of a special exception to Sec. 23-67 for temporary parking and storage usage on property addressed as 1509 W. 9th Avenue in the Residential Single Family Small Lot (RSS) district. Gross

Lanc Gross, Planning Manager presents staff report.

Mr. Spencer asks if anything has changed from the previous submittal heard in November.

Lanc responds no; the applicant wants to state their case since they were unable to attend the November meeting.

Vice-Chair Lester opens the public hearing. Vice-Chair Lester asks if there is anyone that wishes to speak in favor of this item.

Mr. Mark Mackey, 1520 SW 132nd St, Oklahoma City, OK, comes to speak on the following:

- Presenting on behalf of Flintco

- Intent is to alleviate the construction parking from taking up any of Stillwater Medical Center parking or parking throughout the neighborhood.
- They will fence the entire property for containment and storage of materials will be kept in shipping containers.
- FlintCo will return the property to a better shape than it is currently in.
- FlintCo will do some landscaping for them; clearing out some of the trees and scrub brush.
- Site is about $\frac{3}{4}$ of the block and only $2\frac{1}{2}$ blocks to the construction site.
- Project timeline is approximately two years.
- Here to answer any questions.

Mr. Spencer asks if parking is the intended main use for the site.

Mr. Mackey responds yes; the workers will be walking the two blocks to the construction site on the south side of the hospital.

Vice-Chair Lester asks if it will be personal vehicle parking.

Mr. Mackey responds yes; there would be some construction vehicles/small equipment periodically as well.

Mr. Buchanan states he is confused about what they are really asking for in regards to a parking lot, laydown yard and storage site. Okay with the parking lot aspect but sees a problem with equipment parking at this location and then going to and from the construction site; did Flintco consider other sites.

Mr. Mackey responded yes; Flintco is trying to prevent a separate shuttle being needed.

Mr. Spencer asks what other locations were considered.

Mr. Mackey states they did a search in a four to five block radius from the construction site south of 6th avenue and this was the only site they came across.

Mr. Spencer states in all the area investigated were there no other options or was this just the best option in their search.

Mr. Mackey responds nothing appeared available and they were open to suggestion if there is something that they missed.

Mr. Spencer asks if they considered any other Stillwater Medical Center property.

Mr. Buchanan asks why they don't utilize the other site or another property owned by the City of Stillwater since SMC is a function of the City of Stillwater such as the 7th Avenue area.

Mr. Mackey responds that in their search the 7th Avenue area appeared to be all existing and occupied residential area.

Mr. Buchanan asks if they considered or inquired regarding the possible use of the SUA substation in the 7th Avenue area that is currently being utilized by the Water Utilities department for the waterline construction.

Mr. Mackey states that since it was already being utilized they did not consider it as a possible option.

Mr. Buchanan asks when the anticipated start date is for the project.

Mr. Mackey responds they intend to start at the first of the year. They expect to have thirty to forty-five days of interior work to complete prior to beginning excavation of the site.

Mr. Walker asks how the last construction employee parking was handled and is this a larger project that is requiring the exception request.

Mr. Mackey responds that with the last project they did temporarily take some parking but were able to give those spaces back upon completion; with the new project Stillwater Medical Center is actually losing about sixty spaces on the south side of the building. With a project of this size they try to typically contain the workers parking to a specific area so they don't park throughout the neighborhood and create a problem for the residents. They just want to be a good servant to the community.

Mr. Walker asks how the contractor would know the workers will be parking in this lot and not in the surrounding neighborhood.

Mr. Mackey responds that it would be hard to monitor; they could require the workers to have parking stickers and monitor that way; the intent is to not be an issue.

Mr. Walker states that if they are requiring the workers to park and then walk the two blocks to the site that it would create a temptation to still park in the neighborhood.

Mr. Mackey responds that there would be but it would be their diligence to enforce the need to park in the dedicated parking.

Mr. Walker states that it seems the hospital has approached this problem and addressed it by arranging for parking on 12th Avenue site and shuttling employees to the 6th Avenue site; has Flintco discussed working with SMC to resolve their parking issue in this manner as well.

Mr. Mackey responds they have discussed it with Mr. Taylor but that option wouldn't allow storage for the construction site; Flintco feels they would add a benefit to using the 9th Avenue site by cleaning up the current state of the site; the intent is not to be a nuisance and hope to be a benefit to all parties in that immediate area.

Mr. Buchanan asks if Flintco would be removing all the gravel they placed on the site.

Mr. Mackey responds yes; details the plan of installation and removal of gravel on the site.

Mr. Spencer asks how many people would be parking on the site.

Mr. Mackey responds sixty people at the peak of construction.

Mr. Spencer asks how does their intend use not create a hardship/safety issue for the public with the given amount of intended traffic.

Mr. Mackey responds that the hours of operation would start early; they understand there is currently a school bus stop on the north side of 9th Avenue and willing to accommodate a safety place for the people waiting; most of their traffic would not be back and forth throughout the day and they would be willing to accommodate any issue that arises.

Mr. Buchannan states his greater concern is the equipment crossing to and from the construction site to the requested site; 9th Avenue has become a major thoroughfare for the community; will Flintco only be moving the equipment in the morning.

Mr. Mackey responds it would not be a daily back and forth for the equipment; more of a rare occasional storage as needed; primary use intended is for parking and minor laydown use for materials storage. Mr. Buchannan asks if the contractor has spoken to the adjacent property owners.

Mr. Mackey responds other than the property owner "not personally."

Mr. Buchannan states that he doesn't see how the equipment storage on the site won't adversely affect the adjacent property owners especially on Pine Street.

Mr. Mackey states that it would be better for the neighborhood as sixty workers would not be parking on the streets throughout that neighborhood; they are willing to have time restrictions on starting/moving of equipment if necessary.

Mr. Buchannan asks if the contractor would be willing to put up a visual blocking fence along adjacent property owners on Pine Street side of the property.

Mr. Mackey states they would typically put up a six foot tall protective fence with black fabric covering that allows some wind penetration as previously done on other projects at the hospital to minimize actual visual of the site.

Mr. Walker states he still does not understand why they are not working with Stillwater Medical Center to resolve this issue better without the need of a special exception; it would seem like there could be a better combined solution by using their shuttle system that is already in place. It doesn't solve the laydown/storage issue but would solve the parking issue. If workers are parking on 12th Avenue they would not be walking through the neighborhood to the jobsite; as mentioned, if the workers are going to their cars at lunch that would add another cycle of foot traffic to and from the site as well as possibly cars in and out of the parking lot.

Mr. Mackey states typically during the harsher months the workers would go to their vehicle to warm up and eat their lunch prior to returning to the jobsite; most times they will bring their lunch to the jobsite and eat there.

Mr. Walker asks if it is just improbable that the workers could ride the shuttle bus.

Mr. Mackey responds that it would not be Flintco's shuttle bus. Flintco would prefer to keep construction workers with construction workers and hospital staff with hospital staff due to the tools and equipment the workers will be required to wear and/or carrying to and from the site so that would require a separate arrangement of shuttle service.

Mr. Walker asks to clarify that they would require a separate shuttle.

Mr. Mackey responds yes.

Mr. Walker asks if this option has not been used by Flintco before in cities with larger populations where they have had similar parking problems.

Mr. Mackey states yes it has and sometimes it's the only option; it's just not the most advantageous.

Mr. Walker clarifies that the shuttle service is an option.

Mr. Mackey states that the idea of having a small laydown area and storage is what had ruled out the shuttle service option.

Mr. Walker states if Flintco uses the laydown/storage area as little as they have described it doesn't seem like it would be much difference if it was three blocks to 9th Avenue or six blocks to 12th Avenue.

Mr. Mackey responds that even the laydown area requires a transportation of product back and forth to the jobsite; ideally it would be better to have it closer to the jobsite.

Mr. Walker states that SMC originally came to Board of Adjustment, when parking became an issue, with the proposal to put gravel behind the existing development and that was approved by this board; there is ten acres for parking.

Mr. Mackey asks if it was approved for anyone.

Mr. Buchanan responds that the approval was for a temporary gravel lot for the timeline of two years.

Mr. Walker states that the gravel lot was approved for sixty or eighty spaces; the exact amount would be in previous minutes.

Mr. Mackey responds that is the amount of spaces that Flintco is eliminating with the new expansion on the south side of the hospital; unsure if the hospital is needing more than that or not; would have to confer with representative from the hospital. This address was the closest property located that looked vacant and wouldn't cause any damage by the use.

Mr. Walker states he understands why Flintco selected this location but it's the board's responsibility to make sure that it's best for the surrounding property owners not necessarily the applicant.

Mr. Mackey asks what provisions were given to the construction company completing the water line work.

Mr. Buchanan states they are using the periphery of the substation; which appears to be more than equal to hold their equipment as well as storage of their construction materials. Asks how Flintco intends to store their construction materials on the site if application is approved.

Mr. Mackey states that primarily their materials will be on-time delivery and that any materials stored on the site would be items that they were unable to take as on-time delivery; such as, during the masonry phase there may be some cubes of block stationed on site.

Mr. Buchanan asks if they intend to move any portable storage buildings on the site.

Mr. Mackey responds that they would utilize storage containers, like an 8 by 20 container, but not any portable buildings. They can completely enclose the storage container area with a blackout fence if needed.

Vice-Chair Lester asks what the entrance/exit to the site will look like.

Mr. Mackey responds they will utilize the existing circle drive; fencing will be around the middle of the drive and around the house.

Vice-Chair Lester asks if the board has any more questions. None respond.

Vice-Chair Lester asks if anyone else wishes to speak in favor of the item.

Mr. Lance Holtzower; 1424 W 9th Ave, comes to speak on the following:

- Lives directly northeast of the property.
- 9th Avenue is a major thoroughfare although the 12th Avenue expansion has helped.
- Parking on Gray Street is already an issue with current water line construction as the workers are not contained to the substation like intended and for the last month there hasn't been much activity at all.
- Teaches construction engineering at Oklahoma State University.
- Approached by Flintco in their search for a location.
- Sees the long-term benefits to this being granted to improve the upkeep and beautify the current condition of the site.
- Property is on National Historic Registry.
- This plan will reduce cost to Stillwater Medical Center and will increase the value of the site by cleaning out the brush.

Mr. Dennis McGrath, Assistant City Attorney states that the comments are getting outside of the topic of discussion and get back on point.

Mr. Holtzower states not all construction going on is Flintco which seems to be the public perception; Flintco is reaching out and trying to be a good steward to the community and finding a mutual benefiting situation for everyone. If not approved the inconvenience to the neighbors would be greater with the continued look of the property in addition to workers parking throughout the neighborhood.

Mr. Buchannan asks with the property being on the National Historic Registry are there no restrictions or prohibitions regarding the intended use.

Mr. Holtzower responds not to his knowledge. The restrictions apply to the restoring of the structure itself not the land it's on and the intended use would be temporary.

Vice-Chair Lester asks with Mr. Holtzower's experience how would he feel being a property owner rear adjacent to the site like on Pine Street.

Mr. Holtzower responds he would be concerned about the noise and possible trash being thrown over the fence but if there was a buffer fence between he would be okay with a temporary inconvenience as it would be better eventually.

Vice-Chair Lester asks if his opinion would change with his daughter sitting outside waiting for the bus with this site being used.

Mr. Holtzower states his opinion would not change.

Mr. Buchannan asks how they would ensure Flintco follows through with the agreed restoration.

Mr. Holtzower states he is available to assist in reviewing the contract the property owner is entering in to with Flintco; as well as, personal contact information for four of the Flintco representatives on the project.

Vice-Chair Lester asks if there is anyone else who would like to speak in favor of the item.

Ms. Helen Clements, 1516 W 10th Ave, comes to speak on the following:

- The current state of the property is abandoned looking.
- If it is repaired it would benefit the neighborhood.
- Asks the Board if they have any questions.

Vice-Chair Lester asks if anyone has any questions. None respond.

Vice-Chair Lester asks if there is anyone else who would like to speak in favor of the item.

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

- Purchased the property to save it from being bought by developers and torn down.
- This would beautify the exterior of the property and would give extra money to start the interior remodel.
- Impressed so far with dealings with Flintco

Vice-Chair Lester asks if anyone else would like to speak in favor of the item. None respond

Vice-Chair Lester asks if anyone would like to speak in opposition of the item.

Mr. Robert Williams, 911 S Pine St, comes to speak on the following:

- There are positives to the intended use being allowed as far as trying to improve the house and property.
- Questions the actual cost of bringing the house up to the standard that would be required considering how long it has been left vacant.
- Doesn't believe it's possible for the trees to be left intact as previously stated if you follow the dripline rule.

- Main concern is sixty cars parking, construction laydown yard and fence around the entire perimeter and the trash that collects.
- Asks Board if they have any questions.

Vice-Chair Lester asks how they are not meeting the criteria for approval and what rights as an adjacent property owner would they be effecting.

Mr. Williams responds it would be a detriment to him in attracting potential renters because of the adjacent construction site and increased traffic/pedestrian traffic crossing 9th Avenue would be damaging to the existing streets.

Vice-Chair Lester asks if the Board has any questions. None respond.

Mr. Williams states that if it was just parking he would be more considerate of that. He's more concerned with it being a laydown yard for the construction site. The hospital is not going to just give up sixty needed parking spaces and questions what SMC plan is as they own several properties on 7th Avenue adjacent to the hospital property. If SMC intends to turn that area in to a parking lot in the future perhaps that is where the Flintco laydown yard could be located to. Thanks the Board.

Vice-Chair Lester asks if anyone else would like to speak in opposition of the item.

Mr. Anthony Redding, 916 S Pine St, comes to speak on the following:

- Concerned about the length of time and noise the intended use will be causing.
- Why Stillwater Medical Center couldn't find additional parking with their existing properties.
- Doesn't want to see the residential nature of the neighborhood be brought down by construction.

Vice-Chair Lester asks if there are any guidelines that would make Mr. Redding okay with this request.

Mr. Redding responds that an effort to keep the air quality clean, protect the natural life and beauty of the lot, noise level be addressed, contain the storage and some kind of assurance they will return the property to the same or better condition than when they started.

Vice-Chair Lester asks if anyone else would like to speak in opposition. None respond.

Vice-chair Lester asks if anyone would like to offer a rebuttal for the item.

Mr. Mackey states he would like to clarify that sixty cars parking on the lot would be at the peak of construction not all the time. They would be willing to fence the entire property with blackout fabric to limit the unsightliness of the site. They are trying to be a good steward to the neighborhood and couldn't be successful in their business if they caused issues everywhere they went. This seemed like the best opportunity to mitigate any problems associated from employees parking throughout the neighborhood. Willing to give contact information to anyone; the last thing they want is to receive phone calls from angry patrons or have SMC receive phone calls of complaints due to their construction.

Mr. Buchannan states the Board can impose conditions on accepting of the request; asks if the applicant could live with vehicle parking only as that would solve a large part of the problem and seems to not be the biggest complaint from adjacent property owners.

Mr. Mackey states that having at least vehicle parking would address the largest issue but they would really like to have a drop yard as well. If it was a deal breaker then yes; parking only would be acceptable.

Mr. Buchannan states it would enhance the look of the site if they could store the materials and equipment elsewhere and would make more sense to have them located more approximate to the jobsite. The movement of equipment from the jobsite to this location and the loading/un-loading of materials on this site would be problematic for the neighbors.

Mr. Mackey states that he doesn't have any issue limiting it to parking only as the goal is to be a good steward. They would be interested in inquiring the possible use of the 7th Avenue substation for their use of equipment and materials storage.

Mr. Dennis McGrath, Assistant City Attorney states that there is no one here that can make any assurances to Flintco as to what can or cannot happen with the 7th Avenue substation property.

Mr. Buchannan states in complete speculation that Stillwater Medical Center owns some pieces of property across 7th Avenue that they anticipate to ultimately demolish to create additional parking for the hospital and possibly that could be accelerated to provide Flintco with the area for equipment and laydown storage containers. The employee parking is wonderful since it will keep sixty cars from parking on the street.

Mr. Mackey states he has no problem with limiting the acceptance to parking only. Would like explore the opportunity of another possible location for equipment and materials storage.

Mr. Buchannan advises that he should seek Stillwater Utilities Authority for authorization to use the substation property.

Mr. Mackey states that ideally they would like to still have the option of enclosed storage containers. If it got down to that was the only way to satisfy the citizens of Stillwater they would take the parking only option.

Vice-Chair Lester asks if they limit the approval of the application to parking only could the applicant come back and reapply for the storage component.

Mr. McGrath states the applicant can reapply as many times as they wish.

Vice-Chair Lester clarifies that they don't have to tell them no on storage now but can approve parking only to give them more time to figure out an alternative to the storage/equipment/laydown yard component.

Mr. Buchannan states the Board would condition it's approval of this exception by restricting it to parking only and prohibiting storage containers and equipment parking and then the applicant could come back at a later date requesting an exception for that component if they could not work something out with Stillwater Utility Authority.

Mr. Mackey asks why the Board would suggest them using existing SMC property that's currently residential to use as a laydown yard when that would be the same as what they are currently asking for only that would be a couple of blocks closer to the jobsite.

Mr. Buchanan states that as those being the hospital properties and since that is the entity for whom the work is being done.

Mr. McGrath interjects that the hospital doesn't have use of that property by right in the manner that they are speaking of and would require the same application as what is being heard currently.

Mr. Mackey asks if there any further questions for him and that again their goal is to be a good steward to the community.

Mr. Buchanan states that is the Board's intention as well without breaking the law.

Vice-Chair Lester asks if anyone else would like to offer a rebuttal. Mr. Williams comes to the podium.

Mr. Williams states if the application is restricted to parking only he could relatively support that. He is concerned for the safety of the pedestrian traffic and that the applicant keep the gravel installed on the lot and not in the street. Encourages Mrs. Couch to consult an arborist regarding maintaining the trees and keeping them undamaged. Thanks the Board.

Vice-Chair Lester states the applicant's intended entrance/exit point is on the existing driveway.

Vice-Chair Lester asks if anyone else would like to offer a rebuttal. Mr. Redding comes to the podium.

Mr. Redding states that if the Board should approve the application it not set a precedence for continuing encroachment on residential areas.

Vice-Chair Lester states the Board cannot do that by law as they are quasi-judicial.

Vice-Chair Lester closes the public hearing.

Vice-Chair opens discussion for the Board.

Mr. Walker asks Lanc to put the code section on the screen. Has an issue with the application regarding Item 1 of staff concerns which states the additional loading on the street would accelerate the deterioration of the existing street.

Mr. Buchanan states if it is restricted to parking only it wouldn't have the same wear and tear on the existing street conditions.

Mr. Spencer states the dilemma is if it's not approved the workers will then park in the streets throughout the neighborhood.

Mr. Walker responds that they could come up with a more creative solution.

Mr. Spencer states that they would hope so.

Vice-Chair Lester responds that they wouldn't have to and could just park wherever.

Mr. Spencer states they could still park up and down the street.

Vice-Chair Lester states in looking at the staff concerns that it seems by removing the heavy equipment off at least helps address most of staff's concerns. The only one not addressed is a plan for minimizing the mud on the City streets and a schedule for keeping the streets clean but that would probably come later. Asks Mr. McGrath how best to include that in the motion.

Mr. McGrath states without a plan in place they are held to a minimum of City Standards. They can't have runoff of silt or mud; can't have runoff of gravel or gravel on the street. Basic standard are what they will be held to.

Vice-Chair clarifies that if they don't have a plan it will probably be more stringent any way. Mr. McGrath confirms.

Mr. Buchanan asks if the runoff law is as much a federally enforced as it is a City ordinance. Mr. McGrath confirms DEQ has enforcement powers of City of Stillwater to enforce it.

Mr. Spencer states it doesn't seem like not approving would be advantageous for the neighboring property owners.

Mr. Buchanan states it shouldn't bear on their decision but the property is an eye-catching eyesore and has been for the last eleven years. It seems as though the granting of the exception, if it can be done without a violation of law, would at least clean the lot up.

Mr. Walker states that it is the responsibility of the property owner to maintain the condition of the lot.

Mr. Spencer states yes it is the property owner's responsibility and not Flintco's.

Vice-Chair Lester states that he would recommend any property owners in the audience ask for Flintco contact as the Board would not have a way to call and complain should the employees start parking in the street or some other issue arise.

Mr. Walker states he is surprised there hasn't been a Stillwater Medical Center representative to speak in favor of the item.

Vice-Chair Lester asks if a representative for the hospital is in the audience as mentioned.

Mr. Steven Ulick, SMC Director of Facilities Manager, 3808 S Timberline Dr, comes to speak on the following:

- This project will displace seventy-six parking spaces.
- The south side of the MOB is mostly physician parking and some staff parking.
- When construction begins most of the current south parking will shift to the east side as they have done as the hospital grown.
- The 150 space parking lot constructed behind the Women's Clinic is continually full.

- The main reason for the shortage of parking is with the expansion of the MOB, the cardiology center, and the main campus the patient traffic has increased exponentially.
- Will be limiting staff parking to east lot or 12th Avenue only and no parking in front of the hospital.

Mr. Buchannan asks why the building at 6th Avenue and Walnut Street is not being utilized for this project.

Mr. Ulick responds that building is currently being used by Grand Lake Mental Health facility.

Mr. Walker asks with the understanding that this project will permanently remove sixty spaces from the site what is Stillwater Medical Center's plan to address that need to replace in the next two years.

Mr. Ulick responds that Stillwater Medical Center is looking at and planning for future parking options to replace the lots spaces. The hospital has not taken on this large of a project before and are evaluating what is going to happen as the project progresses. Details some of the complexities of the project.

Mr. Walker states it sounds like, from the description, that they will need even more parking than the initial sixty spaces they are losing.

Mr. Ulick responds that he imagines they will. He has put it in his budget for the year to build another parking lot south of the hospital. He's unsure if it will get accepted by the hospital board.

Mr. Walker asks if he has a location specified for the future parking lot.

Mr. Ulick responds that they don't currently own enough of the houses to be able to move forward with that. They are trying to make provisions to meet future needs for parking once this project is complete. He has talked at length with Mr. Steven Taylor about the distinct possibility of needing to construct a parking lot to the south as they did behind the Women's Clinic.

Mr. Buchannan asks if Mr. Ulick could assist Flintco in finding a location more proximate with the jobsite for the requested four storage containers and small equipment parking.

Mr. Ulick states he's sure they could work something out as they did with the HVI construction. The main issue he sees at hand is the need for the sixty workers parking.

Mr. Walker asks if the previous laydown area has been cleared out yet.

Mr. Ulick responds yes it has.

Mr. Walker asks if the former laydown yard is not big enough for the south side project.

Mr. Ulick responds no. It is on the northwest side of the property and this project will be on the southeast side of the property.

Mr. Walker states that it still seems more convenient than the 9th Avenue option.

Mr. Ulick states they are shifting everyone in the current cardiology clinic on the second floor of the MOB to the west end in the new HVI in preparation of taking those parking spaces away and starting the next project. Asks if that makes sense?

Mr. Walker responds yes from the hospital's view point; it makes it more apparent the need for a laydown yard and it will be a big issue if not on 9th Avenue.

Mr. Ulick states they may have to increase their employee shuttle service to accommodate the laydown yard. Understands from a resident and the City's point of view that there would be a lot of heavy traffic.

Mr. Buchanan asks if Mr. Ulick has a relationship with Stillwater Utility Authority in a manner of being able to approach them for approval of use of the 7th Avenue substation.

Mr. McGrath states that Mr. Ulick's relationship with a City agency is irrelevant to what the Board is considering.

Vice-Chair Lester asks if the Board has any further questions for Mr. Ulick. None respond.

Vice-Chair states that given the proper restraints that the site will be only used for parking it seems like everything else was covered. Asks if there is anything else the Board feels needs to be added to a motion.

Mr. Walker states if it will be limited to parking only then the parking should be defined.

Mr. Buchanan states it should be passenger vehicles only.

Mr. Walker states it should be two tons or less.

Mr. McGrath advises the Board as to ways of limiting the motion and how to best convey their intent.

Mr. Buchanan states if you condition the words "passenger vehicles" does that not accomplish what the Board is talking about.

Mr. McGrath states there is a fine line as to types of passenger vehicles.

Mr. Buchanan states what if it's limited to "non-commercial passenger vehicles."

Mr. Walker responds that could be an issues as many trade workers use their personal vehicles as business vehicles and have commercial tags on them.

Vice-Chair Lester states it should be limited to a two ton or less passenger vehicle.

Vice-Chair Lester moved, Mr. Buchanan seconded to approve the special exception request with the condition of allowing parking only of vehicles of 2 tons or less with use of the existing fence map.

Roll Call:	Ventress	Lester	Walker	Buchanan	Spencer
	Absent	Yes	Yes	Yes	Yes

Time: 1 Hour 57 Minutes

3. MEETING SUMMARY FOR DISCUSSION AND POSSIBLE ACTION:

- a. Regular Meeting Summary of November 7, 2019.

Vice-Chair Lester asks if there any changes and/or corrections; none respond.

Vice-Chair Lester moved, Mr. Spencer seconded to approve the regular meeting summary of November 7, 2019 as presented.

Roll Call:	Ventress	Lester	Walker	Buchanan	Spencer
	Absent	Yes	Yes	Yes	Yes

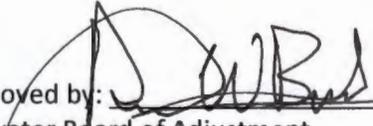
4. MISCELLANEOUS ITEMS FROM STAFF FOR DISCUSSION AND POSSIBLE ACTION:

- a. Next Board of Adjustment meeting Thursday, January 09, 2020.

5. ADJOURNMENT.

This regular meeting of the Board of Adjustment adjourned with all members in attendance in agreement at approximately 7:30 p.m.

Prepared by – Melissa Higgins, Administrative Assistant

Approved by: 
Stillwater Board of Adjustment