

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF August 3, 2021
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED July 29, 2021 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

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

STAFF PRESENT

Kim Payne, Special Council
Lanc Gross, Development Review Manager
Rian Harkins, Senior Planner
Chelsey Jones, Administrative Assistant

MEMBERS ABSENT

2. PUBLIC HEARING:

- b. 5J Properties, LLC, **MAP AMENDMENT (MA21-09)**, requesting review and approval of map amendment to rezone from current RSS (Small Lot Single-Family) to CS (Commercial Shopping) at properties addressed as 2302 & 2324 W 8th Ave & 802 S Western Rd located in RSS (Small Lot Single-Family) zoning district. Harkins

Rian Harkins, Senior Planner presents the map amendment and asks if there are any questions for staff. Commissioner Bobo asks if the future land use map has that specific area as commercial. Mr. Harkins responds affirmatively.

Chair Rickelman opens the public hearing and asks if there is anyone that wants to speak in favor of the item; none respond. Chair Rickelman asks if the applicant or agent is present.

Josh Powers, Universal Surveying and Mapping, 216 W 6th Ave, Stillwater, OK representing the applicant states they want to rezone the area to match the northern area; which, is commercial.

Vice-Chair Phillips asks if the vehicular access that runs parallel to 8th is a private drive. Mr. Powers states that it is an easement on the plat.

Commissioner Bobo asks what Hanson's Innovative Solutions, LLC is. Mr. Powers states that he doesn't know and the applicant will have to answer that.

Jason Hanson, 3702 W 44th St, Stillwater, OK states that the property is owned by his parents Jim and Cathy Hanson at 2909 N Keller Dr.; Hanson's Innovative Solutions, LLC is a shot at his dad being creative with a LLC name.

Commissioner Shanahan asks if there are still structures there. Mr. Hanson states there are three properties, one of which had a house on it that wasn't salvageable. The idea is to possibly turn it into something usable and enjoyable for the City of Stillwater. It could possibly turn in to a medical office for his wife. Commissioner Bobo asks if that is allowed in the CS zoning. Mr. Harkins confirms that with a SUP it is possible. Mr. Allred asks for more details on what type of medical offices will be there. Mr.

Hanson states nothing has been set in stone; however, the idea of his wife being closer is nice, either way it would be a nice high-end place for everyone.

Chair Rickelman asks if there is anyone else that wants to speak in favor of the item; none respond.
Chair Rickelman asks if there is anyone who wants to speak in opposition of the item.

Michelle Charles, 2301 W 9th Ave, Stillwater, OK comes to speak on the following:

- Future Land Use Map shows Western Rd as a planned commercial corridor all the way from 6th – 19th. That idea has been in play a long time but growth and priorities have developed in different ways.
- At one point the idea was to have wide roads that could carry large amounts of vehicles throughout the commercial corridor.
- Neighborhood along Western Rd is a viable pocket neighborhood.
- Loosing affordable housing in a city that already has a shortage is not a good idea.
- There are more important roads that need to be worked on instead of making Western Rd a thoroughfare.
- The property owner of the two story house that is still there at one point requested a speculative rezoning to Office because they thought it would make the property more valuable but it was turned down.
- The property to the south went up for sale and was sold before they even realized it was listed, so they have been keeping an eye on it to see what would happen with it.
- There are houses on 8th Ave that would potentially be impacted by this.
- There are backups on Western Rd, which has made the discussion of widening a topic for a long time.
- Adding anything Commercial would be a bad idea because then it opens it up to more uses than just an office.
- Commercial zoning would allow for business that would increase traffic on an already overly congested road.
- More than anything she has questions and concerns and doesn't want to lose affordable housing in Stillwater.

Chair Rickelman asks if anyone else wants to speak in opposition to the item.

Betsy Showalter, 2402 W 8th Ave, Stillwater, OK comes to speak on the following:

- Lives just to the west of the lots.
- Neighborhood used to have lot of trees that blocked the neighborhood from the street view.
- The street is too narrow for even the little traffic that is already there.
- Should improve the houses instead of turning the lots commercial.
- Need more housing instead of commercial areas.

Chair Rickelman asks if anyone else wants to speak in opposition to the item.

Shelley Gladen, 2312 W 9th Ave, Stillwater OK comes to speak on the following:

- There should be more information on what will be put there.
- Worried about the increase in traffic.

Chair Rickelman asks if anyone else wants to speak in opposition to the item.

Chelsea Castonguay, 823 S Western Rd and 2309 W 9th Ave, Stillwater, OK comes to speak on the following:

- Worried about traffic.
- Doesn't like the possibilities of what could be developed there with the change in zoning.
- Would have to at least put up a privacy fence.

Commissioner Shanahan asks for clarification on the locations of Mrs. Castonguay's properties. Mrs. Castonguay using staff's map shows where they are located.

Chair Rickelman asks if anyone else wants to speak in opposition to the item; none respond. Chair Rickelman closes the public hearing and asks for staff to present the findings and alternatives.

Mr. Harkins presents the findings and alternatives and asks if there are any questions.

Commissioner Shanahan asks why the Planning Commission report says the map amendment won't impact the surrounding commercial; however, it doesn't didn't say anything about residential. Mr. Harkins states that in talking to the developer he believes the intent is to improve 8th Ave for the commercial use, staff doesn't feel it would be a negative impact on the residential area. Commissioner Bobo and Mr. Harkins talk about the different requirements for screening in RSS and CS. Mr. Harkins also notes that the developer has discussed having screening between the two.

Chair Rickelman states that he feels like this would be an extension of the commercial area that is already around the area.

Several of the commissioners talk about the surrounding commercial properties and businesses that are already established in the area.

Commissioner Shanahan states there has been discussion about not wanting commercial to move into that area for a long time. It is still a viable neighborhood and there is a need for affordable housing in Stillwater. Commercial use wouldn't necessarily be bad for the neighborhood, and multi-use areas are good in certain spots. Not knowing what is going in is a concern.

Vice-Chair Phillips agrees with the comments Chair Rickelman made and states homeowners could be uneasy about commercial being there; however, it could also be a good thing. Multi-use areas can be good for walkability and even increase safety even if it is an already safe area.

Commissioner Bobo states anything that goes into this area can enhance the apartment complex that is nearby.

Commissioner Allred motions to find that this is not an appropriate use of City property and recommends that the City Council does not approve.

Chair Rickelman asks if there is a second; none respond. Chair Rickelman states since there is not a second on the motion it dies.

Chair Rickelman asks if there is another motion or if there is any discussion. Commissioner Bobo states that he doesn't have any discussion just a lot of thoughts.

Commissioner Allred motions to table the item for thirty (30) days. There is clarification between the Commissioners and legal staff. It is determined that it has to be tabled to a date certain which would be September 7, 2021.

Chair Rickelman asks if there is a second; none respond. Chair Rickelman states since there isn't a second on the motion it dies.

Chair Rickelman moves to accept staff's findings and recommend for approval; Vice-Chair Phillips seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Abstain	Yes

Time: 32 minutes

DRAFT