

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF July 20, 2021
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED July 14, 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 Counsel
Lanc Gross, Development Review Manager
Rian Harkins, Senior Planner
Chelsey Jones, Administrative Assistant

MEMBERS ABSENT

2. PUBLIC HEARING:

- b. KCR Retail, LLC, **MAP AMENDMENT (MA21-08)**, requesting review and approval of a map amendment to rezone from CS (Commercial Shopping) to CG (Commercial General) to allow additional uses at property addressed as 522 N Perkins Rd in CS (Commercial Shopping) zoning district. Harkins

Rian Harkins, Senior Planner presents the map amendment and asks if there are any questions for staff; none respond.

Commissioner Bobo and Chair Rickelman ask about the drainage, flooding, and oil drill. Mr. Harkins states he will let the applicant or representative answer those questions.

Chair Rickelman opens the public hearing and asks if the applicant or representative is here to speak in favor of the item.

Stephen Gose, Gose and Associates, 113 E 8th Ave, Stillwater, OK comes to speak on the following:

- CG would open the property up for more uses.
- There is CG to the south of the property currently.
- They don't have any indication that it has flooded in the past, and it is outside of the floodplain.
- The oil derrick is on the property to the north immediately behind Staples, he also believes it has been removed and the property is for sale.

Commissioner Bobo asks about having a RV Park in the middle of the city. Mr. Gose states the property used to be used for a mobile home community.

Commissioner Shanahan asks if there is any concern about the area being a potential brownfield. Mr. Gose states the seller has not disclosed anything that would indicate a brownfield. Vice-Chair Phillips states that since the oil derrick is on the adjacent property Mr. Gose may not have any knowledge of that. Mr. Gose states the plants are all green and growing.

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

John Bartley, 623 S Lewis St, Stillwater, OK states he is here on behalf of the applicant to answer any questions; none respond.

Chair Rickelman asks if there is anyone else who would like 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; none respond.

Chair Rickelman closes the public hearing and asks for staff to present findings and alternatives.

Mr. Harkins presents the findings and alternatives and asks if there are any questions for staff; none respond.

Chair Rickelman asks if the commissioners have discussion or a motion.

Vice-Chair Phillips and Commissioner Shanahan have discussion over changing the zoning, and how it would allow the area to have other uses that don't fit in the heart of the business district. Vice-Chair Phillips states that when the mobile home park was there, it was still the fringe of town with agriculture around it.

Commissioner Bobo asks if a RV Park would be a conforming use in CS. Kim Payne Special Counsel states that it doesn't. Mr. Harkins states that they would have to have a text amendment adding that specific use in CS as a permitted use-by-right, or with an SUP.

Chair Rickelman states he has similar concerns and that because of the layout of the lot and the drop it's an odd piece of property. If it were a paved parking lot equal to the cityscape it would be much more concerning than this tucked away property.

Vice-Chair Phillips states in CG, parking lots and garages are allowed as a use-by-right.

Chair Rickelman states when looking at the travel and traffic along Perkins Rd, it being so pocketed makes it less concerning.

Vice-Chair Phillips states when talking about recreational vehicles, we're talking about very large vehicles, some with trailers, and they will be pulling in and out onto an already busy street. This would most likely be happening on game weekends starting on Friday and leaving Sunday.

Commissioner Bobo states since the vehicles are larger they probably wouldn't be using them to go out to eat, they will likely be walking which is going to increase pedestrian traffic on a busy road and their safety has to be considered.

Chair Rickelman asks in terms of the zoning request not the SUP what the Commissions feelings are on that.

Vice-Chair Phillips and Commissioner Bobo discuss how parking lots, garages, motels, hotels and other uses would be allowed if the rezoning was approved. Stating it would create the same concerns because of the increased vehicular and pedestrian traffic, and the safety issues it might bring.

Commissioners Bobo and Commissioner Shanahan agree that it is a unique lot, and they don't know what other types of businesses can be developed there. Vice-Chair Phillips states it might be able to be built up like the Braum's next door.

Commissioner Shanahan asks if the two primary concerns are potential compatibility with a commercial corridor and the traffic impact it would have. Vice-Chair Phillips confirms and clarifies that it is both vehicular and pedestrian traffic, as well as compatibility.

Vice-Chair Phillips motions the map amendment is not an appropriate use of the property based on the impact to the surrounding vicinity and recommends the City Council does not approve the map amendment; Commissioner Bobo seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	No	Yes	Yes	No	Yes

Time: 16 minutes

DRAFT