

**STILLWATER PLANNING COMMISSION SUMMARY  
REGULAR MEETING OF AUGUST 2, 2016  
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING  
LAW, THE AGENDA WAS POSTED JULY 27, 2016 IN THE  
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Josh Marler, Chair  
Brad Rickelman, Vice-Chair  
Dusty Lane, Member  
Mike Buchert, Member  
Ariel Ross, Member

STAFF PRESENT

Dennis McGrath, Asst. City Attorney  
Mike Beaty, Development Review Manager  
Tom Coots, Planner I  
Ashley Camren, Administrative Assistant

MEMBERS ABSENT

Member, Vacant  
Member, Vacant

1. CALL MEETING TO ORDER.

Chair Marler called the meeting to order at 5:30 PM.

2. LAND USE ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- a. OnCue Marketing, LLC, **MAP AMENDMENT (PZ.16.2108)**, requesting review and approval of a Map Amendment at property addressed as 2306 N Washington Street to rezone from current Office (O) and Commercial Shopping (CS) to Commercial General (CG).

Mike Beaty, Development Review Manager, presents staff's report and findings.

Chair Marler opens the public hearing and asks if there is anyone who would like to speak in favor of the proposed Map Amendment; none respond.

Chair Marler asks if there is anyone who would like to speak in opposition of the proposed Map Amendment; none respond. Chair Marler closes the public hearing and asks for staff's alternatives.

Mike presents alternatives, which are:

1. Accept findings and recommend that the City Council approve the proposed Map Amendment as presented.
2. Find that the Specific Use Permit is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the Map Amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Vice-Chair Rickelman asks what type of car wash will be placed here.

Mike responds that it is not known but does not have to be disclosed and that with this particular zoning that the type of structure placed here could change in the future as long as the proposal

meets the zoning regulations.

**Commissioner Lane moved, Commissioner Buchert seconded to recommend that the City Council approve the proposed Map Amendment as presented.**

Roll call:	Marler	Rickelman	Lane	Buchert	Ross	Vacant	Vacant
	Yes	Yes	Yes	Yes	Yes	-	-

*Time: 3 minutes*

- b. Wesley Foundation at Oklahoma State University, **FORM BASED CODE ALTERNATIVE COMPLIANCE AND WARRANT (PZ.16.2109)**, requesting review and approval of Alternative Compliance and Warrant for Parking Spaces/Table 7/Signage/Awning Material/Frontage Buildout at property addressed as 823 W University Avenue.

Mike Beaty, Development Review Manager, presents staff's report and findings.

Chair Marler opens the public hearing and asks if there is anyone who would like to speak in favor of the proposed Alternative Compliance and Warrant.

Mr. John Alig, 4632 S. 181<sup>st</sup> East Avenue, Tulsa, OK, comes to speak on the following:

- Mr. Alig is the architect for the project
- Gives brief description of what the project is and asks if there are any questions for him; none respond.

Chair Marler asks if there is anyone else who would like to speak in favor; none respond. Chair Marler asks if there is anyone who would like to speak in opposition; none respond. Chair Marler closes the public hearing and asks for staff's alternatives.

Mike presents alternatives, which are:

1. Accept findings and approve the proposed Alternative Compliance and Warrant as presented and determine the number and location of parking spaces.
2. Find that the Alternative Compliance and Warrants are not appropriate for the property based upon the impacts to the surrounding vicinity and development and do not approve the Alternative Compliance and Warrants but determine the number of parking spaces.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.
4. Evaluate each item separately to ascertain whether each item may be acted upon and what action that may be.

Commissioner Buchert asks how many parking spaces are in the current plan.

Mike advises that there are 27 spaces.

Discussion is held between staff and the commissioners regarding events, parking, foot and bicycle traffic, students and residents.

**Commissioner Buchert moved, Commissioner Ross seconded to approve the proposed Alternative Compliance and Warrants with 27 parking spaces.**

Roll call:	Marler	Rickelman	Lane	Buchert	Ross	Vacant	Vacant
	Yes	Yes	Yes	Yes	Yes	-	-

*Time: 12 minutes*

3. APPROVAL OF THE MEETING SUMMARY FOR DISCUSSION AND POSSIBLE ACTION:

- a. Approval of the regular meeting summary of July 5, 2016.

**Commissioner Lane moved, Commissioner Buchert seconded to approve the regular meeting summary of Tuesday, July 05, 2016.**

Roll call:	Marler	Rickelman	Lane	Buchert	Ross	Vacant	Vacant
	Yes	Yes	Yes	Yes	Abstain	-	-

*Time: 1 minute*

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

- a. Next Planning Commission meeting is Tuesday, August 16, 2016.

5. ADJOURNMENT.

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Buchert, seconded by Vice-Chair Rickelman at approximately 5:47 PM on August 2, 2016 with all members present in agreement, the next regularly scheduled meeting will be held August 16, 2016 at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 S. Lewis Street.

Prepared by – Ashley Camren, Administrative Assistant

Approved by - \_\_\_\_\_  
Chair, Stillwater Planning Commission