

**STILLWATER PLANNING COMMISSION SUMMARY  
REGULAR MEETING OF SEPTEMBER 20, 2016  
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING  
LAW, THE AGENDA WAS POSTED SEPTEMBER 16, 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  
Gilbert Emde, Member  
Zelte Wilkins, Member

MEMBERS ABSENT

STAFF PRESENT

Dennis McGrath, Asst. City Attorney  
Mike Beaty, Development Review Manager  
Patty Evans, Planner II  
Ashley Camren, Administrative Assistant

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. Brookside Stillwater, LLC, **FORM BASED CODE ALTERNATE COMPLIANCE AND WARRANT (PZ.16.2120)**, requesting review and approval of an Alternate Compliance and Warrant to the Form Based Code for multiple properties addressed off of 4<sup>th</sup>, Ramsey, and Hester Street.

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

Chair Marler asks if there is anyone who would like to speak in favor of the proposal.

Mr. Black, Columbia, MO, comes to speak on the following:

- Representing the developer
- Gives additional information regarding the development.

Discussion is held between the Mr. Black, the Planning Commissioners and staff regarding specifics on the design of the building and materials used.

Chair Marler asks if there is anyone else who would like to speak in favor of the proposal; none respond.

Chair Marler asks if there is anyone who would like to speak in opposition of the proposal; 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.
2. Accept findings and approve the proposed alternative compliance as amended and identified and approve the warrant as amended and identified.
3. Find that the alternative compliance and warrant is not an appropriate use for the property

based on the impacts to the surrounding vicinity and do not approve the request.

4. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date.

Further discussion is held between staff and the Planning Commissioners regarding the design of the buildings and materials used.

**Commissioner Lane moved, Commissioner Buchert seconded to approve the proposed alternative compliance and warrant as presented.**

Roll call:	Marler	Rickelman	Lane	Buchert	Ross	Emde	Wilkins
	Yes	Yes	Yes	Yes	Yes	Yes	Yes

*Time: 21 minutes*

- b. Rogers, Gary & Micki, **PRELIMINARY PLAT (PZ.16.2122)**, requesting review and approval of a preliminary plat for property addressed as 700 and 800 E Northgate Drive.

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

Discussion is held between Mr. Beaty and Commissioner Buchert concerning the width of the sidewalk in a residential development.

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

Kelly Harris, 923 S Lowry, comes to speak on the following:

- Representing the owner of the property

Chair Marler asks if there is anyone else who would like to speak in favor of the proposed Preliminary Plat; none respond.

Chair Marler asks if there is anyone who would like to speak in opposition of the proposed Preliminary Plat; 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 preliminary re-plat with the addition of staff comments.
2. Find that the preliminary re-plat is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not approve the preliminary re-plat.
3. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date.

**Commissioner Buchert moved, Commissioner Ross seconded to accept findings and approve the proposed preliminary re-plat with the addition of staff comments.**

Roll call:	Marler	Rickelman	Lane	Buchert	Ross	Emde	Wilkins
	Yes	Yes	Yes	Yes	Yes	Yes	Yes

*Time: 5 minutes*

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

- a. Approval of the regular meeting summary of August 16, 2016.

**Commissioner Buchert moved, Vice-Chair Rickelman seconded to approve the regular meeting summary of Tuesday, August 16, 2016.**

Roll call:	Marler	Rickelman	Lane	Buchert	Ross	Emde	Wilkins
	Yes	Yes	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, October 04, 2016.

5. ADJOURNMENT.

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Buchert, seconded by Commissioner Ross at approximately 5:57 PM on September 20, 2016 with all members present in agreement, the next regularly scheduled meeting will be held October 04, 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