STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF OCTOBER 18, 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
Gilbert Emde, Member
Zelte Wilkins, Member

STAFF PRESENT
Dennis McGrath, Asst. City Attorney
Paula Dennison, Development Services Director
Mike Beaty, Development Review Manager
Tom Coots, Planner I
Patty Evans, Planner II
Ashley Camren, Administrative Assistant

MEMBERS ABSENT
Ariel Ross, Member

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. Gary & Micki Rogers, **FINAL PLAT (PZ.16.2123)**, requesting review and approval of a Map Amendment for property addressed as 700 and 800 E Northgate Drive.

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; 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 recommend that the City Council approve the proposed Final Plat.
2. Find that the Final Plat 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 Final Plat.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Commissioner Buchert moved, Commissioner Emde seconded to accept findings and recommend that the City Council approve the proposed Final Plat.

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

Time: 3 minutes

b. General Lighting & Sign Services, **SPECIFIC USE PERMIT (PZ.16.2128)**, requesting review and approval of a Specific Use Permit to allow construction of an electronic message center at property addressed as 105 S Main Street in the CG (Commercial General) zoning district.

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 Specific Use Permit; none respond.

Chair Marler asks if there is anyone who would like to speak in opposition of the proposed Specific Use Permit; 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 Specific Use Permit 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 Specific Use Permit.
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 recommend that the City Council approve the proposed Specific Use Permit as presented.

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

Time: 2 minutes

c. E & M of Stillwater, LLC, **MAP AMENDMENT (REZONING) (PZ.16.2133)**, requesting review and approval of a Map Amendment for property addressed as 1220 W 12th Avenue to rezone from the RSS (Residential Single-Family Small Lot) zoning district to the RTM (Residential Two-Family and Multi-Family) and O (Office) zoning districts.

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

Discussion is held between staff and the Commissioners in regards to specifics of Office zoning districts.

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

Steven Gose, 113 S. Main, comes to speak on the following:

- Engineer for the project
- Available for questions and clarification

Chair Marler asks if there is anyone else 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 to the proposed Map Amendment.

John Pollock, 1106 S. Adams, comes to speak on the following:

- Requesting that the proposal be tabled to obtain further information from the developer.
- Requesting further information on other alternatives to the zoning requested.

Commissioner Buchert asks if tabling the request until the November 01, 2016 hearing would be sufficient time for the property owners to meet with the developer.

Mr. Pollock agrees.

Commissioner Lane advises Mr. Pollock that the developer is not required to submit a proposal for what they plan to do with the property after the property is rezoned.

Mr. Pollock advises that he understands but advises he has concerns as to the ramifications of the zoning change and would like to meet with the developer.

Chair Marler asks if there is anyone else who would like to speak in opposition of the proposed Map Amendment.

Deena Atwood, 1310 W. 11th Ave, comes to speak on the following:

- Requesting further information from the developer.
- Has a concern as to the property value and other possible outcomes in regards to what the plan is for the rezoning.

Chair Marler asks if there is anyone who would like to speak on the item.

Steven Gose returns to the podium to address some concerns of the property owners. Mr. Gose requests the item be tabled in order to have discussion between the developer and the property owners.

Chair Marler asks if there is anyone else who would like to speak; 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 Specific Use Permit as presented.
2. Recommend that the City Council approve a Map Amendment of the property with a different boundary between the O, Office and RTM, Residential Two-Family and Multi-Family portions.
3. Recommend that the City Council approve a Map Amendment of the property with the Office zoning on the Southern portion and with Neighborhood Transition Zone (NTZ) or RT, Residential One and Two-Family on the Northern portion.
4. Find that the Map Amendment 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.
5. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date.

Commissioner Buchert requests that a table of other zoning options be made available to them in addition to the tables already presented.

Discussion is held as to which date the request shall be tabled to allow discussion between the property owners and the developer.

Discussion is held between the Commissioners.

Commissioner Buchert moved, Chair Marler seconded to table the request to November 01, 2016 regular Planning Commission meeting.

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

Time: 15 minutes

d. Johannes and Christine Hurst, **MAP AMENDMENT (REZONING) (PZ.16.2134)**, requesting review and approval of a Map Amendment at property addressed as 2215 E 6th Avenue to rezone from the IL (Light Industrial) zoning district to the CG (Commercial General) zoning district.

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.

Jimmy Hill, 2700 S. Western Rd., comes to speak on the following:

- Engineer for the applicant
- Provides additional information on the purpose of the request.

Chair Marler asks if there is anyone else 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 Map Amendment 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 decision and table the request to a certain date.

Commissioner Lane moved, Commissioner Rickelman seconded to accept staff findings and recommend that the City Council approve the proposed Map Amendment as presented.

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

Time: 5 minutes

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

   a. Approval of the regular meeting summary of September 20, 2016.

Commissioner Buchert moved, Commissioner Emde seconded to approve the regular meeting summary of Tuesday, September 20, 2016.

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

Time: 1 minute

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

   a. Next Planning Commission meeting is Tuesday, November 01, 2016.

5. ADJOURNMENT.

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Buchert, seconded by Commissioner Emde at approximately 5:55 PM on October 18, 2016 with all members present in agreement, the next regularly scheduled meeting will be held November 01, 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