

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF DECEMBER 15, 2015
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED December 11, 2015 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Mike Buchert, Chair
Dusty Lane, Vice-Chair
Richard Krysiak, Member
Ariel Ross, Member
Brad Rickelman, Member

STAFF PRESENT

Dennis McGrath, Asst. City Attorney
Aaron Baggaly, Planning Manager
Tom Coots, Planner I
Patty Evans, Planner II
Cindy Gibson, Administrative Coordinator

MEMBERS ABSENT

Tray McCune, Member
Josh Marler, Member

1. CALL MEETING TO ORDER.

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

2. LAND USE ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- a. Colby Schwartz, **SPECIFIC USE PERMIT (PZ-15-2037)**, requesting review and approval of a Specific Use Permit to develop property addressed 3098 E 6th Avenue for multi-family project in the CS (Commercial Shopping) district. Evans

Patty Evans, Planner II, presents staff's report and findings. Patty asks if there are any questions; none respond.

Chair Buchert opens the public hearing. Chair Buchert asks if there is anyone that wishes to speak in favor of this item.

Mr. Colby Schwartz, Affordable Equity Partners, comes to speak on the following:

- Affordable Equity Partners is seeking a Tax Credit Project for development of this senior living project.
- Out of respect for the landowner, they are here to ask for approval for a Specific Use Permit rather than rezoning so that the property owner won't be stuck with a zoning they don't want if the project doesn't move forward.
- As part of the application, the zoning must be in place when the application is filed.
- The application is due in January; however, will not know if the credits are awarded to build the project until May.
- Company is based out of Columbia, MO with assets here in Oklahoma.
- This will be a senior affordable project based upon income restrictions.
- Here to answer any questions.

Chair Buchert asks if there are any questions for Mr. Schwartz; none respond.

Chair Buchert asks if there is anyone else that would like to speak in favor of the item; none respond.

Chair Buchert asks if there is anyone that would like to speak in opposition of the item; none respond. Chair Buchert closes the public hearing.

Patty 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 request.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Chair Buchert asks for Planning Commission questions or discussion.

Vice-Chair Lane states that he likes the fact that if, for some reason, the tax credits are not approved then the land owner is not handcuffed with the zoning; and expresses appreciation to the applicant for bringing forward the specific use permit.

Vice-Chair Lane moved, Commissioner Krysiak seconded to accept findings and recommend that the City Council approve the proposed specific use permit as presented.

Roll call:	Buchert	Lane	McCune	Marler	Krysiak	Ross	Rickelman
	Yes	Yes	Absent	Absent	Yes	Yes	Yes

Time: 6 minutes

- b. Executive Residential Group, LLC, **SPECIFIC USE PERMIT (PZ-15-2038)**, requesting review and approval of a Specific Use Permit at property addressed 508 S Gray Street to allow a conventional single-family use in the RTM (Two Family and Multi-Family) district. **Coots**

Tom Coots, Planner I, presents staff's report and findings. Tom asks if there are any questions; none respond.

Chair Buchert opens the public hearing and asks if there is anyone that would like to speak in favor of the item.

Mr. Taylor Sokoloski, Executive Residential Group, 1528 E. 37th Street, Tulsa, OK, comes to speak in favor but does not have anything specific unless the commission have questions for him.

Chair Buchert asks the commissioners if they have any questions; none respond. Chair Buchert asks if there is anyone else that would like to speak in favor of this specific use permit; none respond. Chair Buchert asks if there is anyone that would like to speak in opposition of this specific use permit; none respond.

Chair Buchert closes the public hearing and asks for staff's alternatives. Tom states that he didn't receive any comments in opposition.

Tom 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 request.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Chair Buchert asks for Planning Commission questions or discussion.

Commissioner Rickelman asks for clarification between single family and multi-family and knowing if single versus multi-family will be living there. Tom responds that single family is in regards to the dwelling and provides for one dwelling unit with a space for cooking, sanitation, and bedroom space as opposed to a duplex which has two separate sets of dwelling units and multi-family which has multiple units. Tom states that the City doesn't have any regulations regarding the maximum number of unrelated individuals living together other than in the Westwood Overlay District.

Chair Buchert asks if it would be legal to rent out each bedroom to separate individuals; Tom states that there is a way to do it and that there is a line where the term "boarding house" is used and that this particular applicant would lease out the entire structure to individuals who are all on the same lease and not necessarily per bedroom.

Commissioner Ross asks that since the whole area is zoned multi-family if the single family house is legally non-conforming; Tom responds yes that the existing single family house would be a legal non-conforming use so when it is removed then that legal non-conforming use will go away whereas if it burned down, then it could be rebuilt it.

Chair Buchert asks if there is any further discussion; none respond.

Commissioner Ross moved, Commissioner Krysiak seconded to accept findings and recommend that the City Council approve the proposed specific use permit as presented.

Roll call:	Buchert	Lane	McCune	Marler	Krysiak	Ross	Rickelman
	Yes	Yes	Absent	Absent	Yes	Yes	Yes

Time: 6 minutes

- c. Executive Residential Group, LLC, **SPECIFIC USE PERMIT (PZ-15-2039)**, requesting review and approval of Specific Use Permit at property addressed 521 S Pine St to allow a conventional single-family use in the RTM (Two Family and Multi-Family) district. **Coots**

Tom Coots, Planner I presents staff's report.

Chair Buchert asks if there are any questions for staff; none response.

Chair Buchert opens the public hearing. Chair Buchert asks if there is any one that wishes to speak in favor of this specific use permit; none respond. Chair Buchert asks if there is any one that wishes to speak in opposition of this specific use permit; none respond. Chair Buchert closes the public hearing.

Chair Buchert asks for alternatives.

Tom 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 request.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Commissioner Krysiak moved, Vice-Chair Lane seconded to accept findings and recommend that the City Council approve the proposed specific use permit as presented.

Roll call:	Buchert	Lane	McCune	Marler	Krysiak	Ross	Rickelman
	Yes	Yes	Absent	Absent	Yes	Yes	Yes

Time: 3 minutes

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

- a. Approval of the regular meeting summary of December 1, 2015.

Chair Buchert asks if there are any changes and/or corrections; none respond.

Commissioner Ross moved, Commissioner Krysiak seconded to approve the regular meeting summary of December 1, 2015.

Roll call:	Buchert	Lane	McCune	Marler	Krysiak	Ross	Rickelman
	Yes	Yes	Absent	Absent	Yes	Yes	Yes

Time: 1 minute

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

- a. Next Planning Commission meeting January 5, 2016.

5. ADJOURNMENT.

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice-Chair Lane, seconded by Commissioner Krysiak at approximately 5:46 PM on December 15, 2015 with all members present in agreement, the next regularly scheduled meeting will be held January 5, 2016 at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 S. Lewis Street.

Prepared by – Cindy Gibson, Administrative Coordinator

Approved by - _____
Chair, Stillwater Planning Commission