

**STILLWATER PLANNING COMMISSION SUMMARY  
REGULAR MEETING OF February 16, 2016  
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING  
LAW, THE AGENDA WAS POSTED February 11, 2016 IN THE  
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

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

MEMBERS ABSENT

Richard Krysiak, Member

STAFF PRESENT

Paula Dennison, Dev. Services Dir.  
Dennis McGrath, Deputy City Attorney  
Patricia Evan, Planner II  
Ashley Camren, Administrative Assistant

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. John Green, **SPECIFIC USE PERMIT (PZ.16.2048)**, requesting review and approval of a Specific Use Permit at property addressed as 3014 S Main Street to allow a Health Care and Social Assistance Use in the RTM (Residential Two-Family and Multi-Family) zoning district. Evans

Patty Evans, Planner II, presents staff's report and findings.

Chair Buchert opens the public hearing and asks if there is anyone who would like to speak in favor of the proposed Specific Use Permit.

The following come to speak in favor:

- Richard Buchanan, 417 S Orchard
  - Speaking on behalf of First United Methodist Church Board of Trustees.
  - States that it will be beneficial to the community.
- Wayne Grey, Mustang, OK
  - Speaking as the State Director for *Teen Challenge*.
  - Will not be allowed to have or use a vehicle.
  - Will not be allowed to leave the property until the client is ready to leave the program.
  - Will be an adult men's facility only.
  - Will not allow sex offenders or violent offenders into the program.

Commissioner McCune asks how the clients come to the program.

Mr. Gray responds that it is usually based on referral from a church or family member of a church or the internet.

Commissioner McCune asks if the residents are local.

Mr. Gray responds that they are not local. He states that, to discourage the client from leaving, they send the client to facilities elsewhere in the State.

Commissioner Marler asks how it is handled if one of the clients does leave the premises.

Mr. Gray responds that when the clients leave, they are usually leaving for good to go home or out of town.

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

Chair Buchert asks if there is anyone else who would like to speak in favor of the proposed Specific Use Permit.

The following come to speak in favor:

- Adam Nice, 5702 N Washington
  - Speaking on behalf of Grace Missionary Baptist Church as their pastor.
- Levi Armstrong, 636 E 14<sup>th</sup>
  - Speaking as a past client.
  - States that it will be a beneficial program for the community.
- Leroy Hawkins, Pastor
  - Speaking on behalf of Hosanna Assembly.
  - Has past experience with the program through a family member as a client of *Teen Challenge*.
  - States he is in strong support of the program.
- Wes Watkins, 4718 W 8<sup>th</sup> Avenue
  - States there is a tremendous need for this type of program in Stillwater, Oklahoma.
  - States he is in support of the program.
- Calvin Miller, Pastor
  - Speaking on behalf of Mount Zion Baptist Church.
  - States that twice a month they have a program that reaches out to the community and, those that have problems, will be referred to programs to help them.
  - States that it is a good program for the community.
- Dee Miller, 1602 S Fairfield Drive
  - Works with felons for the Department of Corrections
  - States that 80 to 85 percent of the individuals on the Felony Docket have drug charges pending against them in which she will need to send to a program to help with their addiction.
  - States that she does not have the budget to send them to treatment and that this program would benefit those individuals and the community.
- Ben Crockett, 6909 S Overland Trail, Ripley, OK
  - Works with CASA and states that 90 percent is drug and/or alcohol related
  - States there are facilities in Stillwater for women and children, but not any, that he is aware of, that is specifically for men and, for this reason, is in favor of the proposal.

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

respond.

Chair Buchert closes the public hearing and asks for staff's alternatives.

Patty presents alternatives, which are:

1. Accept findings and recommend that the City Council approve the proposed Specific Use Permit as presented.
2. Accept findings and recommend that the City Council approve the proposed Specific Use Permit with Commission identified conditions.
3. 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 use permit.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Commissioner McCune commends the citizens for coming to the Planning Commission meeting in support of an issue. Commissioner McCune favors a building that is not being occupied will become occupied but that also with something that could impact people and the community.

Commissioner Ross agrees with Commissioner McCune for citizens attending the Planning Commission meeting.

Commissioner Marler states that he has had experience with *Teen Challenge* through family and friends and is in support of the program.

**Commissioner Marler moved, Commissioner Ross seconded to recommend that the City Council approve the proposed Specific Use Permit.**

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

*Time: 32 minutes*

3. PLANS/POLICIES/ORDINANCES FOR DISCUSSION:

- a. City of Stillwater, **LAND DEVELOPMENT CODE AMENDMENT (PZ.16.2051)**, requesting review and approval to amend Chapter 23, Article XXV, Appendix 1 Form Based Codes; specifically Article IV, Section 4.4.2(10) Garage Floor Clearance; Table 18 Public Frontage (Curb Radius); Tables 23 through 28 (Street Widths); and Table 24 (Parking Space Length). **SEE MEMO TO DISMISS.**

Chair Buchert advises that on 02.02.16 the item was deferred to 02.16.16 and that staff is now recommending the item be dismissed.

**Vice-Chair Lane moved, Commissioner McCune seconded to dismiss the proposed Text Amendment.**

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

*Time: 1 minute*

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

- a. Approval of the regular meeting summary of February 02, 2016.

**Commissioner Ross moved, Commissioner McCune seconded to approve the regular meeting summary of Tuesday, February 02, 2016.**

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

*Time: 1 minute*

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

- a. Next Planning Commission meeting is Tuesday, March 01, 2016.

6. ADJOURNMENT.

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner McCune, seconded by Vice-Chair Lane at approximately 6:03 PM on February 16, 2016 with all members present in agreement, the next regularly scheduled meeting will be held March 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