

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF March 01, 2016
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED February 26, 2016 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

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

MEMBERS ABSENT

Tray McCune, Member
Richard Krysiak, Member

STAFF PRESENT

Paula Dennison, Dev. Services Dir.
John Dorman, City Attorney
Dennis McGrath, Deputy City Attorney
Ashley Camren, Administrative Assistant

1. CALL MEETING TO ORDER.

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

2. PLANS/POLICIES/ORDINANCES FOR DISCUSSION:

a. RESOLUTIONS Planning Commission-2016-1: STILLWATER WEST 51 DEVELOPMENT DISTRICT PROJECT PLAN AND INCREMENT DISTRICT NO. 2, CITY OF STILLWATER

Mr. John Bartley, TIF (Tax Increment Financing) Committee Member, opens presentation.

Mr. John Dorman, City Attorney, presents statutory process and creation process of the proposal.

Vice-Chair Lane comments that the TIF could also be used, not only for undeveloped or under-developed land, but also for redevelopment within that district.

Mr. Dorman confirms and states that the purpose is to enhance the property and stimulate an area that needs some help in creating development.

Commissioner Rickelman asks if a developer comes in and wants to develop a property within the TIF District, if that developer would have to come back before the Planning Commission for approval to build within the district.

Mr. Dorman states that the developer would start with the City Manager's Office and a Development Agreement, which would be reviewed by the City Council, would be established before the developer was allowed to build and receive the benefits of the TIF.

Commissioner Rickelman asks if the TIF could be used on an individual basis versus doing it as a whole area.

Mr. Dorman states that it would still be possible to do some kind of incentive outside of the TIF statute but wouldn't be able to use the TIF.

Vice-Chair Lane states that, even if a developer is building within the TIF District, the developer is not required to use the TIF if they choose not to do so; Mr. Dorman confirms.

Mr. Bartley returns to the podium to present the Planning Commission's role in the process, which is to do the following:

- Decide if the proposal meets the City of Stillwater's "C3 Plan".
- Find if the proposal meets the applicable zoning ordinances that are currently in place.

Vice-Chair Lane requests that Mr. Bartley give a brief overview of the area of town which is being discussed.

Mr. Bartley states that the area covers the commercially zoned properties along Highway 51 (also known as 6th Avenue) from Sangre Road to Range Road.

Mr. Bartley explains that a TIF District is a tool for economic development and how this is accomplished.

Commissioner Ross asks for confirmation that even though hotels and motels are not allowed to utilize the TIF, they would still be allowed to develop within this area.

Mr. Bartley states that, just because hotels and motels are not allowed to use the TIF, they would still be allowed to develop within the district, but would not be eligible to receive reimbursement on the portion of sales tax revenue collected.

Commissioner Ross asks if the sales tax revenue received from that development would be used to help finance the TIF District; Mr. Bartley confirms.

Mr. Rickelman asks for clarification of "A. 2." under "Findings Regarding Eligibility of the Project Area and Increment District."

Mr. Bartley states that State Legislature has ruled that the State of Oklahoma is "blighted" and that the safety net is that the City has the "but, for" test where, if a development was coming in anyway, it would not be developed but for the Tax Increment Financing.

Vice-Chair Lane states that the rebate will not go back to the individual retail establishments, built within the TIF District, but will go back to the developer.

Mr. Bartley confirms that it goes back to the person who developed and established improvements to such items as traffic improvements, storm sewer, etc.

Mr. Bartley also states that no money goes back to the developer until the property is developed; the retail establishment is built, opened, made sales, and remitted sales tax revenue.

Chair Buchert opens the public hearing and asks if there is anyone who would like to speak on the proposal; none respond.

Chair Buchert closes the public hearing and asks for Staff to present alternatives.

Paula Dennison, Development Services Director, presents alternatives, which are:

1. Accept TIF Committee findings and recommendations, find that the Stillwater West 51 Development District Project Plan and Increment District No. 2 proposal is feasible and conforms to the Stillwater C³ Plan and zoning district designation, and approve PC Resolution 2016-1.
2. Find that an amendment is necessary to the Stillwater West 51 Development District Project Plan and Increment District No. 2 proposal prior to an affirmative action.
3. Find that the Stillwater West 51 Development District Project Plan and Increment District No. 2 proposal is not feasible and does not conform to the Stillwater C³ Plan and zoning district designation; therefore recommend that the City Council not approve the project plan.

Discussion is held between the Planning Commission members.

Commissioner Ross moved, Commissioner Marler seconded to accept findings and recommend the City Council approve the proposed PC Resolution 2016-1.

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

Time: 43 minutes

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

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

Vice-Chair Lane moved, Commissioner Marler seconded to approve the regular meeting summary of Tuesday, February 16, 2016.

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

Time: 1 minute

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

- a. Next Planning Commission meeting is Tuesday, March 15, 2016.

5. ADJOURNMENT.

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Marler, seconded by Commissioner Ross at approximately 6:14 PM on March 01, 2016 with all members present in agreement, the next regularly scheduled meeting will be held March 15, 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