

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF March 15, 2016
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED March 11, 2016 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Mike Buchert, Chair
Dusty Lane, Vice-Chair
Josh Marler, Member
Richard Krysiak, Member
Brad Rickelman, Member

MEMBERS ABSENT

Tray McCune, Member
Ariel Ross, Member

STAFF PRESENT

Dennis McGrath, Deputy City Attorney
Patty Evans, 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. TR Inscore, **ALTERNATIVE COMPLIANCE AND WARRANT (PZ.16.2070)**, requesting review and approval of an Alternative Compliance and Warrant at property addressed as 406 S Hester Street to allow changes to the design requirements of the Form-Based Code. Evans

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

Chair Buchert comments that the garage structure can be easily seen from 6th Street and states that it should be covered.

Patty advises that there is another development that is proposed to go in to the South of this particular development which is supposed to be the same height as this parking garage.

Chair Buchert states that he is aware of the other proposed development.

Chair Buchert asks if the expansion joints in the brick are the expression lines.

Patty confirms and states that there are some joints that are slightly darker on the brick and may be a different color.

Chair Buchert states that the applicants are present and will be asked more detail later.

Chair Buchert opens the public hearing and asks if there is anyone who would like to speak on the proposal.

Steve Drohl, Chicago, IL, comes to speak on the following:

- Mr. Drohl is the architect for the applicant.
- Provides background information on the development and what they are proposing to do

with the development in terms of architecture.

Discussion is held between Mr. Drohl and the Commissioners regarding the following:

- Step backs of the primary structure
- Joints, their appearance, and materials used on the primary structure
- The architecture of the garage especially in regards to the metal panels
- Alternative renderings and options for the design of the garage

Chair Buchert asks if there are any other questions from the Commissioners.

Commissioner Rickelman asks if garage can be seen from the West side of the development or if the garage is covered.

Mr. Drohl states that you can see the garage, it is not covered, but you will not see things such as waste bins because they are enclosed and back from the street.

More discussion is held regarding the different design options of the garage.

Chair Buchert asks if there is anyone else who would like to speak in regards to this proposal.

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

Patty 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 upon HTE 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.

Patty advises the Planning Commissioners that on page 2 of the staff report are 6 items that deviate from the Form Based Code requirements. Patty requests that the Planning Commission vote on each item individually.

The 6 items are as follows:

1. The 10 foot step-back for the 5th floor.
2. The garage design.
3. Windows required to be 18' above ground level.
4. Eighteen (18) inch base.
5. Expression lines.
6. The metal canopy over the garage opening. (warrant)

Vice-Chair Lane asks if item 6 will be void given that the developer has removed the metal awning over the garage.

Chair Buchert asks if the proposed metal awnings have been removed.

Patty advises that it will be up to the applicant and that the original design shows the awning. She goes on to state that if the awnings are removed from the original design, leaving only the metal panels, that the warrant (Item 6) will no longer be applicable.

Chair Buchert recalls the architect, Mr. Drohl, to the podium who advises that they will remove the awning.

Chair Buchert advises that he would like to first discuss Items 1, 3, 4, and 5 and then return to item 2.

Regarding Item 1, Commissioner Marler moved, Commissioner Rickelman seconded to accept findings and approve the proposed alternative compliance as presented.

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

Regarding Item 3, Commissioner Krysiak moved, Vice-Chair Lane seconded to accept findings and approve the proposed alternative compliance as presented.

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

Regarding Item 4, Commissioner Marler moved, Commissioner Krysiak seconded to accept findings and approve the proposed alternative compliance as presented.

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

Regarding Item 5, Vice-Chair Lane moved, Commissioner Marler seconded to accept findings and approve the proposed alternative compliance as presented.

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

Chair Buchert request that the developer come to the podium to discuss item 2 regarding the garage design.

Mr. Jason Thompkins, developer, comes to the podium.

Discussion is held between Mr. Thompkins, Mr. Drohl, and the Planning Commissioners.

It is determined that the exposed concrete of the original design of the proposed garage will be painted white to mimic the stucco on the primary structure in order to meet the requirement that similar materials be used on all buildings on a property.

Regarding Item 2, Commissioner Rickelman moved, Vice-Chair Lane seconded to accept findings and approve the proposed alternative compliance as amended and identified.

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

Time: 1 hour 34 minutes

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

- a. Approval of the regular meeting summary of March 01, 2016.

Vice-Chair Lane moved, Commissioner Marler seconded to approve the regular meeting summary of Tuesday, March 01, 2016.

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

Time: 1 minute

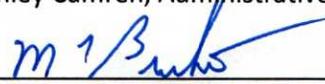
4. MISCELLANEOUS ITEMS FROM STAFF FOR DISCUSSION AND POSSIBLE ACTION:

- a. Next Planning Commission meeting is Tuesday, April 05, 2016.

5. ADJOURNMENT.

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Rickelman, seconded by Commissioner Marler at approximately 6:35 PM on March 15, 2016 with all members present in agreement, the next regularly scheduled meeting will be held April 05, 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