

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF April 05, 2016
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED April 01, 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
Richard Krysiak, Member
Ariel Ross, Member
Brad Rickelman, Member

MEMBERS ABSENT

STAFF PRESENT

John Dorman, City Attorney
Mike Beaty, Development Review Manager
Tom Coots, Planner I
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. OSU Foundation Real Estate, LLC, **MAP AMENDMENT (PZ.16.2072)**, requesting review and approval to rezone properties addressed as 506, 514, and 524 S. Lincoln Street from RTM (Residential Two-Family and Multi-Family) to O (Office) District. **Beaty**

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

Vice-Chair Lane asks if the OSU Foundation also owns the property to the South of the property in question.

Mike advises that the OSU Foundation does own that property as well.

Brad Rickelman asks where the cut or access to the property is located.

Mike advises as to where the cut is located by showing the map provided.

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

Aaron Hale, Oklahoma City, comes to the podium to speak on the following:

- Engineer for the project

Chair Buchert recommends that an entryway not be located on 6th Avenue.

Mr. Hale advises that the access will be located on Lincoln.

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

Chair Buchert asks if there is anyone who would like to speak in opposition of the proposed Map Amendment; none respond.

Chair Buchert 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 recommendation and table the request to a certain date.

Commissioner McCune moved, Commissioner Marler seconded to recommend that the City Council approve the proposed Map Amendment.

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

Time: 3 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; Section 4.4.4 Shares/Mixed Use Parking Requirements; Table 18 Public Frontage (Curb Radius); Tables 23 through 28 (Thoroughfare Assemblies) and Chapter 23, Article XXV, to add Section 23.452, provision for voluntary annexation into Corridor Redevelopment Area. **Beaty**

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

Discussion is held between Mr. Beaty and the Commissioners regarding different aspects of the proposed text amendments.

Commissioner McCune asks how the changes in the code are made available.

Mike advises that all code changes are provided on the City of Stillwater's website.

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

Chair Buchert opens the public hearing and asks if there is anyone who would like to speak in favor of the proposed text amendments; none respond.

Chair Buchert asks if there is anyone who would like to speak in opposition of the proposed text

amendments; none respond.

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

Mike presents alternatives, which are:

1. Find that the proposed text amendments are needed and recommend that the City Council approve the proposed text amendments as presented.
2. Find that the proposed text amendments are needed and recommend that the City Council approve the proposed text amendments as modified.
3. Find that the proposed text amendments are not needed and recommend that the City Council not approve the proposed text amendments.

Discussion is held between the Commissioners and it is determined that the following modifications be made:

- Neighborhood 60' ROW"
 - A curb and gutter be added and go all the way around the bump out at the crosswalk providing a 24' width minimum.
- Sec. 4.4.2(10) Garage Floor Clearance
 - Should have 7'6" clearances on all floors

Vice-Chair Lane moved, Commissioner Marler seconded to recommend that the City Council approve the proposed text amendments as modified.

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

Time: 19 minutes

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

- a. Approval of the regular meeting summary of March 15, 2016.

Commissioner Marler moved, Commissioner Krysiak seconded to approve the regular meeting summary of Tuesday, March 15, 2016.

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

Time: 1 minute

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

- a. Next Planning Commission meeting is Tuesday, April 19, 2016.

6. ADJOURNMENT.

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice-Chair Lane, seconded by Commissioner McCune at approximately 5:55 PM on April 05, 2016 with all members present in agreement, the next regularly scheduled meeting will be held April 19, 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

DRAFT