

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF DECEMBER 18, 2018
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED DECEMBER 12, 2018 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Cindy Thielman-Braun, Chair
Mike Shanahan, Vice-Chair
Mike Buchert, Member
Vicky Jerome, Member

STAFF PRESENT

Dennis McGrath, Assistant City Attorney
Lanc Gross, Development Review Manager
Ashley Camren, Administrative Assistant

MEMBERS ABSENT

Brad Rickelman, Member

1. CALL MEETING TO ORDER.

Chair Thielman-Braun called the meeting to order at 5:30 PM.

2. PUBLIC HEARINGS:

- a. Alpha Omicron of Alpha Delta Pi, **MAP AMENDMENT (MA18-08)**, requesting review and approval of a Map Amendment to rezone property addressed as 1309 W. University Avenue from the RMI (Residential Multi-Family Intermediate) zoning district to the RMU (Residential Multi-Family Urban) zoning district.

Lanc Gross, Development Review Manager, presents staff's report and findings.

Lanc asks if there are any questions for him.

Chair Thielman-Braun asks what the parking requirements are for this zoning and number of units.

Lanc advises that he will look up this information.

Chair Thielman-Braun asks if there are any other questions; none respond.

Chair Thielman-Braun opens the public hearing and asks if there is anyone who would like to speak in favor of the item; none respond.

Chair Thielman-Braun asks if there is anyone who would like to speak in opposition of the item; none respond. Chair Thielman-Braun closes the public hearing and asks for staff's alternatives.

Before presenting alternatives Lanc advises that, when the applicant submits their application to construct, the parking requirements will be met at that time.

Chair Thielman-Braun asks if the City of Stillwater requires self-parking for this type of development. Lanc advises that they usually lease spaces.

Lanc 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 based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the proposed Map Amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Chair Thielman-Braun asks for any discussion among the Commissioners; none respond.

Commissioner Buchert moved, Vice-Chair Shanahan seconded to accept findings and recommend that the City Council approve the proposed Map Amendment as presented.

Roll call:	Thielman-Braun	Shanahan	Buchert	Rickelman	Jerome
	Yes	Yes	Yes	Absent	Yes

Time: 7 minutes

- b. Stillwater Medical Center, **SPECIFIC USE PERMIT (SUP18-08)**, requesting review and approval of a Specific Use Permit to allow a healthcare and social services use (medical clinic) in the CS (Commercial Shopping) zoning district at property addressed as 2300 N. Perkins Road.

Lanc Gross, Development Review Manager, presents staff's report and findings.

Lanc asks if there are any questions for him; none respond.

Chair Thielman-Braun opens the public hearing and asks if there is anyone who would like to speak in favor of the item; none respond.

Chair Thielman-Braun asks if there is anyone who would like to speak in opposition of the item; none respond. Chair Thielman-Braun closes the public hearing and asks for staff's alternatives.

Lanc 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 based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the proposed Specific Use Permit.
3. Find that the Specific Use Permit can be an appropriate use for the property with conditions related to the impacts to the surrounding vicinity and recommend the City Council approve the request with identified conditions.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Chair Thielman-Braun asks if there are any questions for staff or discussion among the Planning Commissioners.

Vice-Chair Shanahan asks if there are any traffic concerns with this development along Lakeview Road.

Lanc advises that the clinic may have different hours of operation which would spread out traffic.

Chair Thielman-Braun states that, in her experience, she has not found this area to be problematic for traffic.

Commissioner Buchert moved, Commissioner Jerome seconded to accept findings and recommend that the City Council approve the proposed Specific Use Permit as presented.

Roll call:	Thielman-Braun	Shanahan	Buchert	Rickelman	Jerome
	Yes	Yes	Yes	Absent	Yes

Time: 7 minutes

- c. Craig Nicholson, **SPECIFIC USE PERMIT (SUP18-09)**, requesting review and approval of a Specific Use Permit to establish a Medical Marijuana Dispensary at property addressed as 702 S. Western Road in the CS (Commercial Shopping) zoning district.

Lanc Gross, Development Review Manager, presents staff's report and findings.

Lanc asks if there are any questions for him.

Chair Thielman-Braun asks for clarification on the property's zoning.

Lanc advises that the property is zoned CS, Commercial Shopping.

Chair Thielman-Braun asks if this use is allowed by right in the CS zoning district.

Lanc advises that the use is allowed in all the commercial zoning districts with the approval of a Specific Use Permit.

Chair Thielman-Braun asks if there are any public parks within 1000 feet of the property.

Vice-Chair Shanahan states that the closest park would be Myers Park which is outside 1000 feet.

Chair Thielman-Braun asks if there are any other questions for staff; none respond.

Chair Thielman-Braun opens the public hearing and asks if there is anyone who would like to speak in favor of the item; none respond.

Chair Thielman-Braun asks if there is anyone who would like to speak in opposition of the item; none respond. Chair Thielman-Braun closes the public hearing and asks for staff's alternatives.

Lanc 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 based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the proposed Specific Use Permit.
3. Find that the Specific Use Permit can be an appropriate use for the property with conditions related to the impacts to the surrounding vicinity and recommend the City Council approve the request with identified conditions.
4. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Chair Thielman-Braun asks if there are any questions or discussion; none respond.

Commissioner Buchert moved, Commissioner Jerome seconded to accept findings and recommend that the City Council approve the proposed Specific Use Permit as presented.

Roll call:	Thielman-Braun	Shanahan	Buchert	Rickelman	Jerome
	Yes	Yes	Yes	Absent	Yes

Time: 6 minutes

3. APPROVAL OF THE MEETING SUMMARY:

- a. Approval of the meeting summary of November 20, 2018.

Commissioner Buchert moved, Commissioner Jerome seconded to approve the meeting summary of November 20, 2018.

Roll call:	Thielman-Braun	Shanahan	Buchert	Rickelman	Jerome
	Yes	Yes	Yes	Absent	Yes

Time: 1 minute

4. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS, OR CITY ATTORNEY:

- a. Update to Planning Commission addressing amendments to previously approved development projects.

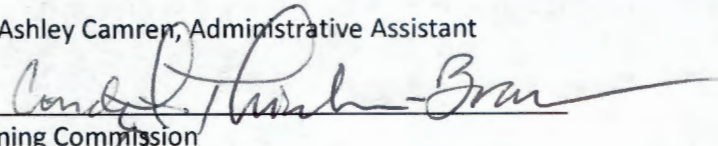
Lanc Gross, Development Review Manager, presents update to the Planning Commissioners.

- b. Next Planning Commission meeting January 8, 2019.

5. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Buchert, seconded by Vice-Chair Shanahan at approximately 5:58 p.m. on December 18, 2018 with all members present in agreement, the next regularly scheduled meeting will be held January 8, 2019 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 - 
Stillwater Planning Commission