

**STILLWATER PLANNING COMMISSION SUMMARY  
REGULAR MEETING OF March 3, 2020  
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING  
LAW, THE AGENDA WAS POSTED February 26, 2020 IN THE  
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Mike Buchert, Chair  
Brad Rickelman, Vice Chair  
Mike Shanahan, Member  
Vicky Jerome, Member  
Brett Allred, Member

STAFF PRESENT

Dennis McGrath, Assistant City Attorney  
Lanc Gross, Development Review Manager  
Rian Harkins, Senior Planner  
Chelsey Jones, Administrative Assistant

MEMBERS ABSENT

1. CALL MEETING TO ORDER.

Chair Buchert announces the beginning of the meeting and explains the process.

2. PUBLIC HEARINGS:

- a. **SHORT TERM RENTAL (STR-0032)**, review of application from Daniel Purdy for a short term rental property at 903 E Brooke Avenue in the Residential Single Family Small Lot (RSS) district.

Mr. Harkins explained the process for a Short Term Rental and why it is before the Planning Commission. Mr. Harkins showed the area map where STR-0032 is located and asked the applicant to come up.

Chair Buchert asks if the applicant would like to come forward to speak.

Daniel Purdy, 9100 S Lost Creek Ln spoke on the following:

- Long term renters were not good for his investment because of damages and the problems it caused with the neighbors.
- Decided to do short term rental so that he could go through a longer more accurate vetting process with the customers.
- If he gets a bad renter with the short term rental they will only be there a couple of days in comparison to a year.
- He wants to be a positive part of the neighborhood.

Chair Buchert asked if there were any questions of the applicant; none responded. Chair Buchert opened the public hearing and asked if there was anyone to speak in favor of the item; none responded. Chair Buchert asked if there was anyone to speak in opposition; none responded. Chair Buchert closed the public hearing.

Chair Buchert asked staff for alternatives.

Mr. Harkins said that the way the process works is the Planning Commission is empowered to review the matter and if they see no objections and see that it is appropriate you can vote to approve, or if not you can vote to deny. If they think there is more information that is necessary they can table to a specific date with specific information in mind that you would be requesting.

Chair Buchert asked if there was any discussion or a motion.

**Vice-Chair Rickelman motioned to accept the STR-0032 as presented, Commissioner Jerome Seconded.**

Roll call:	Buchert	Rickelman	Shanahan	Jerome	Allred
	Yes	Yes	Yes	Yes	Yes

**Time: 43 minutes**

- b. IH Development, LLC, **PRELIMINARY PLAT (SUB20-02)**, requesting review and approval to create a new residential single family subdivision of 329 residential lots and seven (7) outlots on 79.55 acres (m/l), to be named Park Valley Addition, located on property currently addressed as 1823 W. 26<sup>th</sup> Avenue and zoned as Residential Single Family Small Lot (RSS) district. **Harkins**

Mr. Harkins explains SUB20-02 and said that it does comply with the density and has two points of access. Mr. Harkins said that due to issues with the infrastructure mainly sewer and water that the applicant has requested to table the preliminary plat until the next Planning Commission meeting.

Chair Buchert asked if they wanted it tabled until the March 24<sup>th</sup> Planning Commission.

Mr. Harkins said that yes they want to table until that date so that they can work through the issues with the water and sewer. Internal staff reviews have noted that there is not sufficient sewer capacity and there are some issues with water pressure.

Vice-Chair Rickelman asked if they didn't approve this plat how would it effect one that they approved last meeting.

Mr. Harkins said that they would have to make changes to their plat, however since it was conditionally approved it would have to come before the Planning Commission again anyways.

Chair Buchert opened the public hearing and asked if there was anyone who would like to speak in favor of the item; none. Chair Buchert asked if there was anyone who was there to speak in opposition or neutral to the item.

Pamela Oakes, 2120 W 26<sup>th</sup> Ave  
Jeffrey Huffman, 2102 W 26<sup>th</sup> Ave

Came to speak on the following:

- Worried about flooding due to bad drainage
- Western already has enough traffic without the addition of the new lots
- Infrastructure is already under par
- Street is not a curb and gutter street and won't be able to handle the added traffic
- The neighborhood is too dense for the area
- Streets are already at capacity

Chair Buchert asks if there is anyone else that would like to speak on this item; none. Chair Buchert closes the Public hearing.

Chair Buchert said that there is a request from the applicant to table the item to March 24, 2020, does he hear a motion.

**Commissioner Allred motioned to defer to March 24, 2020. Commissioner Shanahan seconded.**

Roll call:	Buchert	Rickelman	Shanahan	Jerome	Allred
	Yes	Yes	Yes	Yes	Yes

**Time: 7 minutes**

3. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS, OR CITY ATTORNEY:
  - a. Next Planning Commission meeting March 24, 2020.
4. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Allred, seconded by Vice Chair Rickelman at approximately 5:51 p.m. on March 3, 2020 with all members present in agreement, the next regularly scheduled meeting will be held March 24, 2020 at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 S. Lewis Street.

Prepared by – Chelsey Jones, Administrative Assistant

Approved by - [Apvd by Planning Commission at virtual meeting of 06.16.2020](#)  
Stillwater Planning Commission