

**STILLWATER PLANNING COMMISSION SUMMARY
SPECIAL MEETING OF August 18, 2020
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED August 14, 2020 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Mike Buchert, Chair
Brad Rickelman, Vice Chair
Mike Shanahan, 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

Vicky Jerome, Member

1. CALL MEETING TO ORDER.

Chair Buchert announces the beginning of the meeting, Ms. Jones took a verbal role call.

2. PUBLIC HEARINGS:

- a. AEI Corp-Okla., Inc., **MAP AMENDMENT (MA20-02)**, requesting review and approval to rezone property addressed as 517 S. West Street from T5 (Transcet 5) to Commercial General (CG) district. Harkins

Chair Buchert asks staff to make the presentation.

Rian Harkins, Senior Planner presents staff report and comments that the applicant requests review and approval of a Map Amendment to rezone property addressed as 517 S West Street from T5 to CG, Commercial General District. The subject property is the second lot north of the intersection of S West Street and W 6th Avenue on the east side and is zoned T5 in the Form-Based Code area. The property abutting the subject site to the south is addressed as 424 W 6th, is zoned CG and owned by the applicant of this rezoning request. The applicant's intent is to bring both lots into the same CG zoning and allow the property to be developed as a commercial shopping strip. Mr. Harkins asks if there are any questions and that he believes that the applicant was also here to answer questions they may have.

Commissioner Shanahan asked what the rationale was for the city to include that property in the T5 as opposed to having it CG;

Mr. Harkins responds that the staff involved in the meeting tonight do not know.

Chair Buchert said that he was on the Planning Commission at that time and they drew the line along 6th Avenue having one or two lots commercial knowing that later on more might need to be commercial.

Commissioner Shanahan thanked Chair Buchert. Chair Buchert asked if there were any other questions of him or staff.

Chair Buchert asked if the applicant wanted to say anything.

Kelly Harris, Keystone Engineering at 923 S Lowry comes to speak on the following:

- Representing the owners, said that as mentioned the owners have looked at several different options for this property.
- The owners do own the property all the way down to 6th street.
- At this time they are going to look at selling it and the CG would be more desirable for buyers.
- They want to clean it up and have all the properties with the same zoning classification.

Chair Buchert asked if there were any questions of the applicant.

Commissioner Shanahan asked what would make the CG zoning more amendable to being sold rather than T5;

Mrs. Harris responds stating that CG is more comfortable for buyers, T5 has more requirements as CG is what you find more along 6th Avenue and that's what everyone else has done; and T5 would be an extra wrinkle that a buyer would have to understand.

Commissioner Shanahan asked if that was the rationale;

Mrs. Harris responded yes.

Chair Buchert asked if there were any other questions of the applicant's representative; none respond Chair Buchert opened the public hearing.

Chair Buchert asked if there was anyone who would like to speak for or against the item during the public hearing; none respond. Chair Buchert closed the public hearing and asked staff to present findings and alternatives.

Mr. Harkins presented the findings and alternatives and added that if the commission felt that there is an alternative zoning that would be more appropriate for the subject property other than CG that would be less dense, they can make that recommendation as well. Mr. Harkins said that he would be happy to answer any questions the Planning Commission may have.

Chair Buchert asked if there were any questions of staff; none respond. Chair Buchert asked if there was discussion or a motion.

Vice-Chair Rickelman moved to accept and for approval to the City Council, Commissioner Allred seconded.

Roll call:	Buchert	Rickelman	Shanahan	Jerome	Allred
	Yes	Yes	No	Absent	Yes

Time: 12 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION:

a. Regular Meeting Summary of August 4, 2020

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

Vice-Chair Rickelman moved for approval, Commissioner Allred seconded.

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

Time: 1 minutes

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

a. Next Planning Commission meeting September 1, 2020.

Vice-Chair Rickelman said that two meetings back they had tabled one of the items to the last meeting, then it was withdrawn last meeting; since it didn't come up this meeting and he wanted to make sure it wasn't on the Planning Commission's end to take up the item. Chair Buchert said that it was withdrawn and the applicant has to go through steps to get it back on.

5. ADJOURN.

This special meeting of the Stillwater Planning Commission was called for adjournment by Vice-Chair Rickelman, seconded by Commissioner Allred at approximately 5:45 p.m. on August 18, 2020 with all members present in agreement, the next regularly scheduled meeting will be held September 1, 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 - [Approved by Planning Commission at 09.01.2020 Virtual Meeting](#)
Stillwater Planning Commission