

**STILLWATER PLANNING COMMISSION SUMMARY
SPECIAL MEETING OF April 20, 2021
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED April 16, 2021 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Brad Rickelman, Chair
Jana Phillips, Vice-Chair
Mike Shanahan, Member
Preston Bobo, Member

STAFF PRESENT

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

MEMBERS ABSENT

Brett Allred, Member

1. CALL MEETING TO ORDER.

Chair Rickelman calls the meeting order at 5:30 PM. Commissioner Rickelman explains the procedures and process for the meeting.

2. PUBLIC HEARING:

- a. Cooper Project Advisors c/o Steve Cooper, **FORM BASED CODE – WARRANT (FBC21-01)**, requesting review and approval for a warrant in the Form Based Code area for building setback from primary frontage and location of parking lot adjacent to primary frontage at property addressed as 201 N. Knoblock St in the Transect 5 (T5) zoning district. Harkins *Tabled from March 23, 2021 Planning Commission Meeting.*

Mr. Rian Harkins, Senior Planner presented the Form Based Code – Warrant request saying that this had been laid over from the March 23, 2021 Planning Commission Meeting and talked about some of the changes that had been made.

Chair Rickelman asked if there were any questions for staff; none responded. Chair Rickelman said he believed that the applicant was here to speak on the item.

Mr. Stephen Gose, Gose & Associates 113 E 8th Ave., comes to speak on the following:

- Mr. Gose shared the engineered colored version of the proposed site plan.
- The screen wall that was discussed at the last meeting, they now have clarification on the extent of it and are showing it as a 30" masonry screen wall. The 30" is supposed to provide some screening from the vehicles.
- The trees that are reflected are from looking at what OSU had in their landscape master plan so there are six medium sized trees which at ultimate height would be 40-60 Ft.
- The landscaping and the wall both gap in the side walk that provides that walk way up to the main entrance.
- The screen wall also helps provide an edge which makes it like an extension of the building.
- The service area would be on West St made with some arches to mimic the building.

Chair Rickelman asked if there were any questions from the Commissioners; none responded.

Mr. Gose said that he would let Father Kerry speak.

Chair Rickelman asked if there was anyone else who would like to speak in favor of the item.

Father Kerry Wakulich, Pastor of St. John's Catholic Student Center comes to speak on the following:

- The current building was built in 1962 by Father Pribble.
- This building is going to be replaced by a replica of a 4th Century basilica from Mulan Sant'Ambrogio.
- They are creating this space or plaza to be a place for tailgates, wedding, alumnus, students, and residence.
- They want one focal entrance point for safety and esthetic purposes, while they will have another entrance off of West St for deliveries.
- This layout creates the most welcoming, safe, and efficient accessibility.

Chair Rickelman asked if there were any questions for the applicant from the commissioners; none responded. Chair Rickelman asked if there was anyone else to speak in favor; none responded. Chair Rickelman asked if there was anyone who wanted to speak in opposition; none responded. Chair Rickelman closed the public hearing and asked for staff to present the findings and alternatives.

Mr. Harkins presented the findings and alternatives and asked if there were any questions from the commissioners from staff.

Chair Rickelman asked if there were any questions for staff; none responded. Chair Rickelman asked if there was any discussion or a motion from the commissioners.

Vice-Chair Phillips commented on the meeting she attended with the applicant, their representative, and Mr. Gose to discuss some of the concerns about the project following the spirit of the development code design and after the meeting, the comments and clarification she no longer has the reservations that she had before.

Chair Rickelman asked if there were any comments from other commissioners; none responded. Chair Rickelman asked if there was a motion by the commission.

Commissioner Bobo moved to accept the modifications as presented; Commissioner Shanahan seconded the motion.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Absent	Yes

Time: 21 minutes

3. MEETING SUMMARY FOR REVIEW AND POSSIBLE ACTION:

a. Special Meeting Summary of March 23, 2021.

Chair Rickelman asked if there were any changes or corrections that needed to be made, or if there was a motion.

Commissioner Bobo motioned to accept the meeting summary of March 23, 2021; Vice-Chair Phillips seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Absent	Yes

Time: 1 minute

b. Special Meeting Summary of April 6, 2021.

Chair Rickelman asked if there were any corrections.

Vice-Chair Phillips moved to accept the meeting summary of April 6, 2021 as presented; Commissioner Shanahan seconded.

Roll call:	Rickelman	Phillips	Shanahan	Allred	Bobo
	Yes	Yes	Yes	Absent	Yes

Time: 1 minute

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

a. Next Planning Commission meeting May 4, 2021.

5. ADJOURN.

This special meeting of the Stillwater Planning Commission was called for adjournment by Vice-Chair Phillips, seconded by Commissioner Shanahan at approximately 5:54 p.m. on April 20, 2021 with all members present in agreement, the next regularly scheduled meeting will be held May 4, 2021 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 - 
Stillwater Planning Commission