

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF September 7, 2021
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED September 1, 2021 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

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

STAFF PRESENT

Beth Anne Childs, Special Council
Lanc Gross, Development Review Manager
Rian Harkins, Senior Planner
Melissa Higgins, Administrative Assistant

MEMBERS ABSENT

Brett Allred, Member
Vacant Seat

1. CALL MEETING TO ORDER.

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

2. PUBLIC HEARING:

- a. **SHORT TERM RENTAL (STR-0060)**, consideration, discussion, and possible action approving or denying the application for a Short Term Rental from Daisha Pennie at property at 2001 N Crescent Dr. in the RSL (Large Lot Single-Family Residential) district.

Rian Harkins, Senior Planner presents the short term rental application and explains appeal process. Mr. Harkins asks if there are any questions; none respond.

Chair Rickelman opens the public hearing and asks for anyone that would like to speak in favor to come forward.

Daisha Pennie, 2001 N Crescent Dr., Stillwater, OK comes to speak on the following:

- Applicant of Short Term Rental
- Will occupy the address as well as the rental space
- Will be vetting guests closely before booking guests
- Owners are security professionals and very security minded with a security system already in place
- Including rules for all guests
- Guest parking in the rear of the property; no on the street
- A property owner will be present most of the time as they work from home
- Property value is a main concern and with short term rentals maintenance and updating is more frequent than with long term rentals.
- Target marketing to families.
- Available to answer any questions the Board may have.

Chair Rickelman asks if there is anyone else who would like to speak in favor of the item; none respond.

Chair Rickelman asks if there is anyone who would like to speak in opposition.

Etta Gene Smith, 914 S Greystone St., Stillwater, OK comes to speak on the following:

- Disagrees with the applicant in regards to property values decreasing
- Creates heavy traffic
- Against this application

Chair Rickelman asks if there is anyone else who would like to speak in opposition.

James Ranone, 1923 N Crescent Dr., Stillwater, OK comes to speak on the following:

- Believes applicant will handle concerns as stated as long as they are in residence
- Concerned if they should chose to rent their side for long term rental

Chair Rickelman asks again if there is anyone who would like to speak in opposition; none respond. Chair Rickelman closes the public hearing asking for staff to present the findings and alternatives.

Mr. Harkins presents the findings and alternatives and asks if there are any questions; none respond.

Chair Rickelman asks the Commissioners if there is any discussion or a motion.

Commissioner Shanahan motioned to approve; Vice-Chair Phillips seconded.

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

Time: 10 minutes

- b. Shop 420, LLC, **SPECIFIC USE PERMIT (SUP21-10)**, consideration, discussion, and possible action approving or denying the application for a specific use permit to allow a medical marijuana dispensary at property addressed as 911 ½ S Main St in the CB (Commercial Business) zoning district.

Rian Harkins, Senior Planner presents staff report and asks if there are any questions for staff.

Vice-Chair Phillips asks for address clarification and if they specific use permit would be for the entire address or just the portion they are occupying; Mr. Harkins responds that it is an upstairs-downstairs addressing and the permit would only be assigned to the occupied space.

Mr. Harkins asks for any further questions; none respond.

Chair Rickelman opens the public hearing and asks if anyone would like to speak in favor of the item.

Matthew Koontz, 6200 S Western Rd., Stillwater, OK comes to speak on the following:

- Applicant for the permit
- Available for any questions the Board may have

Chair Rickelman asks if there is anyone else who would like to speak in favor of the item; none respond.

Chair Rickelman asks if there is anyone who would like to speak in opposition of the item; none respond.

Chair Rickelman closes the public hearing and asks for staff to present findings and alternatives.

Mr. Harkins presents the findings and alternatives and asks if there are any questions for staff; none respond.

Chair Rickelman asks for discussion or a motion.

Vice-Chair Phillips motions to approve the specific use permit as presented; Commissioner Shanahan seconded.

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

Time: 5 minutes

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

- a. Next Planning Commission meeting September 21, 2021.

4. ADJOURN.

This special meeting of the Stillwater Planning Commission was called for adjournment by Vice-Chair Phillips, seconded by Commissioner Shanahan at approximately 5:45 p.m. on September 7, 2021 with all members present in agreement, the next regularly scheduled meeting will be held September 21, 2021 at 5:30 p.m. in Room 1122, Municipal Building, 723 S. Lewis Street.

Prepared by –Melissa Higgins, Administrative Assistant

Approved by - _____
Stillwater Planning Commission