

2. LAND USE ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- a. Stillwater Medical Center, **MAP AMENDMENT (REZONING) (PZ-17-2189)**, requesting review and approval of a Map Amendment to rezone a tract of land from O, Office and RSS, Residential Small-lot Single-family to P, Public, more particularly addressed as 1411 W 7<sup>th</sup> Ave; 1404 – 1424 W 8<sup>th</sup> Ave; 712 – 720 S Stanley St; and 707 – 715 S Gray St (entire block). Coots

Tom Coots, Planner I, presents staff's report and findings.

Vice-Chair Rickelman opens the public hearing and asks if there is anyone who would like to speak in favor.

Mr. Roger Gose of Gose and Associates, 113 E. 8<sup>th</sup> Ave., comes to speak on the following:

- Speaking of behalf of Stillwater Medical Center
- Advises that the additional parking is needed due to all the expansion for the Stillwater Medical Center and are proposing approximately 155 spaces.
- Two entrances are proposed to be on Gray and Stanley Streets.
- Will be working to preserve trees on the property.
- Drainage will be addressed per the City of Stillwater ordinance.
- New sidewalks will be constructed completely around the block.
- Lighting will be installed to meet City of Stillwater code.

Vice-Chair Rickelman asks if there is anyone else who would like to speak in favor; none respond. Vice-Chair Rickelman asks if there is anyone who would like to speak in opposition.

Mr. Stephen Hallgren, 910 S. Stanley St., comes to speak on the following:

- Asks how much public input the Medical Center received given the large scope of work.
- States concerns regarding large parking lots, drainage, traffic patterns, and how this will fit in with the other residential dwellings regarding visual effects.
- Asks that the Medical Center meet with the neighborhood to get more input and let them see plans for the area.

Vice-Chair Rickelman asks if there is anyone else who would like to speak in opposition; none respond.

Vice-Chair Rickelman asks staff to return to the podium to answer questions posed.

Commissioner Buchert asks Tom to point out the location of the drives, possibly with Mr. Gose's assistance.

Commissioner Lane asks if the plan will come back before the Planning Commission again.

Tom responds that the Planning Commission would not see the design of the parking lot as that is administrative level of approval.

Tom advises that stormwater detention is required as it would be in any commercial development.

Tom states that staff has advised the Stillwater Medical Center to update their traffic study due to the increase in development and that it would be a good idea to include this parking lot in that study as the parking lot by itself does not meet the threshold to require a traffic study.

Tom asks if there are any more questions for him.

Commissioner Buchert asks if the Medical Center could build something else in the future, other than the parking lot, as long as it meets the Public zoning.

Tom responds that this is correct.

Commissioner Buchert advises that this is something to think about concerning the vote.

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

Tom 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 for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the map amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Vice-Chair Rickelman asks if there are any more questions for staff; none respond. Vice-Chair Rickelman asks if there is any discussion among the Commissioners; none respond.

**Commissioner Buchert moved, Commissioner Lane seconded to accept findings and recommend that the City Council approve the proposed Map Amendment as presented.**

Roll call:	Vacant	Rickelman	Lane	Buchert	Ross	Wilkins	Vacant
	-	Yes	Yes	Yes	Absent	Yes	-

*Time: 12 minutes*