NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES

APRIL 12, 2018

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12th day of April, 2018. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at http://www.normanok.gov/content/boards-commissions at least twenty-four hours prior to the beginning of the meeting.

Chair Neil Robinson called the meeting to order at 6:30 p.m.

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Item No. 1, being:
ROLL CALL

MEMBERS PRESENT	Sandy Bahan Nouman Jan Chris Lewis Tom Knotts Neil Robinson Lark Zink (arrived at 6:33 p.m.) Dave Boeck Erin Williford Andy Sherrer
MEMBERS ABSENT	None

A quorum was present.

STAFF MEMBERS PRESENT	Susan Connors, Director, Planning & Community Development Jane Hudson, Principal Planner Roné Tromble, Recording Secretary David Riesland, Traffic Engineer Ken Danner, Subdivision Development Manager Drew Norlin, Asst. Development Coordinator Terry Floyd, Development Coordinator Elisabeth Muckala, Assistant City Attorney Bryce Holland, Multimedia Specialist

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CONSENT DOCKET, BEING:
Item No. 2, being:
TMP-120 -- APPROVAL OF THE MARCH 8, 2018 PLANNING COMMISSION REGULAR SESSION MINUTES

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Chair Robinson asked if any member of the audience wished to remove an item from the Consent Docket. There being none, he asked if any member of the Planning Commission wished to remove an item from the Consent Docket. There being none, he asked for a motion.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:
Dave Boeck moved to approve the Consent Docket as presented. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Nouman Jan, Chris Lewis, Tom Knotts, Neil Robinson, Dave Boeck, Erin Williford, Andy Sherrer
NAYES	None
MEMBERS ABSENT	Lark Zink

Ms. Tromble announced that the motion, to approve the Consent Docket, passed by a vote of 8-0.

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Item No. 3, being:

O-1718-15 – UNIVERSITY NORTH PARK, L.L.C. REQUESTS AMENDMENT OF THE PLANNED UNIT DEVELOPMENT ESTABLISHED BY ORDINANCE NO. O-0203-2, AND AMENDED BY ORDINANCE NO. O-0607-13, TO ALLOW DEVELOPMENT OF UP TO 50 NET ACRES NORTH OF ROCK CREEK ROAD FOR COMMERCIAL USES, INCLUDING APPROXIMATELY 150,000 SQUARE FEET OF ENTERTAINMENT/RESTAURANT USES, FOR PROPERTY GENERALLY LOCATED NORTH OF ROCK CREEK ROAD, SOUTH OF TECUMSEH ROAD, EAST OF I-35, AND WEST OF WESTHEIMER AIRPORT.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement
4. Excerpt of February 8, 2018 Planning Commission Minutes

Applicant requested postponement until May 10, 2018.

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DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to postpone Ordinance No. O-1718-15 to the May 10, 2018 Planning Commission meeting. Dave Boeck seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Nouman Jan, Chris Lewis, Tom Knotts, Neil Robinson, Lark Zink, Dave Boeck, Erin Williford, Andy Sherrer
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to postpone Ordinance No. O-1718-15 to the May 10, 2018 Planning Commission meeting, passed by a vote of 9-0.

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Item No. 4a, being:

O-1718-43 – AVALON HOMES REQUESTS AMENDMENT OF THE PLANNED UNIT DEVELOPMENT ESTABLISHED BY ORDINANCE NO. O-1011-46 TO REDUCE THE FRONT YARD SETBACK FROM 50' TO 20' ON LOT 8, BLOCK 1, OF TANGLEWOODS ADDITION.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Amended PUD Narrative with Exhibits A-F

and

Item No. 4b, being:

O-1718-43 – AVALON HOMES REQUESTS CLOSURE AND VACATION OF THE PLATTED 50' FRONT BUILD LINE ON LOT 8, BLOCK 1, OF TANGLEWOODS ADDITION.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Exhibit

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff supports this request, and recommends approval of this Planned Unit Development amendment Ordinance No. O-1718-43. Staff supports the request for the closure and future vacation of the fifty-foot (50') platted front building line within Lot 8, Block 1, Tanglewoods Addition, A Planned Unit Development.

2. Mr. Boeck – The land to the southeast is all open, never to be built parkland, or open land. Is that what I heard?

3. Ms. Hudson – That's correct. I can go back just real quick to this site development plan. This area here that you're talking about is open space for the development.

4. Mr. Boeck – What do you mean open space for the development? It is reserved as never to be built on?

5. Ms. Hudson – Correct.

6. Mr. Boeck – So this is basically just a big residence – single residence.

7. Ms. Hudson – It is. Correct.

PRESENTATION BY THE APPLICANT:

The applicants and their representative were present, but did not speak. They were available to answer questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Ordinance No. O-1718-43 and Ordinance No. O-1718-44 to City Council. Dave Boeck seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Nouman Jan, Tom Knotts, Neil Robinson, Lark Zink, Dave Boeck, Erin Williford, Andy Sherrer
NAYES	Chris Lewis
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1718-43 and Ordinance No. O-1718-44 to City Council, passed by a vote of 8-1.

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Item No. 5a, being:

R-1718-101 – 750 IMHOFF, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM HIGH DENSITY RESIDENTIAL DESIGNATION TO MIXED USE DESIGNATION FOR PROPERTY LOCATED AT 750 IMHOFF ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

and

Item No. 5b, being:

O-1718-35 – 750 IMHOFF, L.L.C. REQUESTS REZONING FROM RM-6, MEDIUM DENSITY APARTMENT DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT 750 IMHOFF ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A & B
4. Greenbelt Commission Comments
5. Excerpt of March 8, 2018 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff supports Resolution No. R-1718-101, amending the land use from High Density Residential Designation to Mixed Use Designation. The uses proposed can be accessory to the residential component and are not incompatible uses for the area; staff supports this request and recommends approval of Ordinance No. O-1718-35.

2. Mr. Boeck – I don't see two buildings.

3. Ms. Hudson – There are five buildings, but they're all connected. This internal piece connects all of the buildings.

4. Mr. Boeck – So you're calling those two buildings, even though they're connected as one building.

5. Ms. Hudson – Right. They're labeled building One and Two. There's a common area here in the middle.

6. Mr. Boeck – So what fits in a MUD allowance for use?

7. Ms. Hudson – In their document, they had outlined – of course they've got the residential uses, which they'll keep in place. Then they pulled some of the uses from the MUD District, such as a bank, a bookstore, daycare, health club, food or drug store like a pharmacy, bakery. There's several uses listed in the SPUD document itself.

8. Mr. Knotts – So the applicant hasn't identified anything that is ...

9. Ms. Hudson – Nothing is set in stone at this point, no.

10. Mr. Boeck – Basically, it's whatever they can lease it out to that fits into a MUD.

11. Mr. Knotts – Except for a crematorium.

12. Mr. Boeck – Yeah. Well, that doesn't fit in a MUD. Thank you for bringing that up, Tom.

PRESENTATION BY THE APPLICANT:
Sean Rieger, 136 Thompson Drive, representing the applicant, was available to answer questions, but did not make a presentation.

AUDIENCE PARTICIPATION:
None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:
Mr. Boeck – I think it's appropriate.

Mr. Jan – I agree. I've lived in that area for almost three to four years. Still I work very close. There is hardly any facility where the commercial offices would come, so I personally see it is a very good opportunity for small businesses.

Mr. Boeck – Especially if it's a bakery.

Dave Boeck moved to recommend adoption of Resolution No. R-1718-101 and Ordinance No. O-1718-35 to the City Council. Nouman Jan seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Nouman Jan, Tom Knotts, Neil Robinson, Lark Zink, Dave Boeck, Erin Williford, Andy Sherrer
NAYES	Chris Lewis
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1718-101 and Ordinance No. O-1718-35 to the City Council, passed by a vote of 8-1.

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Item No. 6, being:

MISCELLANEOUS COMMENTS

1. Ms. Connors – Mr. Knotts indicated to me this evening that he no longer has his winery open, and one of the reasons that we kept our meeting time at 6:30 was to accommodate his business. I think that we could consider moving the start time of these meetings up to 6:00 p.m. if all the members of the Commission were able to do that. So what I was thinking is I'll send an email out asking if each one of you is able to do that, and then we can conclude that next month.

2. Mr. Lewis – Can we just go ahead and address that now, since everyone is here?

3. Ms. Connors – We could, although if people don't want to say it out loud, I was just – we can.

4. Mr. Lewis – Does anybody have an objection?

5. Mr. Boeck – I have no problem with it.

6. Mr. Lewis – I move that we move it to 6:00.

7. Mr. Boeck – I'll second that.

8. Mr. Jan – I don't come home until 6:00. Sometimes I stay late. But, again, I mean if you all agree, I can definitely make changes. So please feel free to make a decision. I'll follow you guys.

9. Mr. Lewis – I'm good with 6:30.

10. Ms. Connors – We all need you to be able to be here at 6:00 if we change the time.

11. Mr. Sherrer – Susan, I think you should send the email out and see what happens.

12. Mr. Boeck – Yeah. Just send the email out. 6:30 is fine.

13. Mr. Lewis – We'll leave it at 6:30.

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Item No. 7, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:49 p.m.

Norman Planning Commission