

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 9, 2017

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 9th day of November, 2017. 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 Erin Williford called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Nouman Jan
Chris Lewis
Neil Robinson
Erin Williford
Lark Zink
Dave Boeck
Tom Knotts

MEMBERS ABSENT

Sandy Bahan
Andy Sherrer

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Kathryn Walker, Asst. City Attorney
Drew Norlin, Asst. Development Coordinator

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CONSENT DOCKET

Item No. 2, being:

TMP-113 -- APPROVAL OF THE OCTOBER 12, 2017 PLANNING COMMISSION REGULAR SESSION MINUTES

and

Item No. 3, being:

SFP-1718-3 – CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY RIEGER, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR RIEGER-THOMPSON DRIVE FOR PROPERTY LOCATED AT 120-136 THOMPSON DRIVE.

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

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to approve the Consent Docket. Neil Robinson seconded the motion.

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

YEAS

Nouman Jan, Chris Lewis, Neil Robinson, Erin Williford, Lark Zink, Dave Boeck, Tom Knotts

NAYES

None

MEMBERS ABSENT

Sandy Bahan, Andy Sherrer

Ms. Tromble announced that the motion, to approve the Consent Docket, passed by a vote of 7-0.

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Item No. 3, being:

SFP-1718-3 – CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY RIEGER, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR RIEGER-THOMPSON DRIVE FOR PROPERTY LOCATED AT 120-136 THOMPSON DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat
3. Staff Report
4. Site Plan

This item was approved on the Consent Docket by a vote of 7-0.

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Ms. Williford asked for a motion to address the items that have been requested to be postponed.

Item No. 4, being:

O-1718-6 – SYLVIA BRUCE REQUESTS SPECIAL USE FOR A RECREATIONAL CAMP FOR PROPERTY CURRENTLY ZONED A-2, RURAL AGRICULTURAL DISTRICT, AND LOCATED AT 10209 CLINKENBEARD ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement
4. Excerpt of October 12, 2017 Planning Commission Minutes

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Item No. 5, 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 October 12, 2017 Planning Commission Minutes

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Item No. 7a, being:

R-1718-25 – HOLLYWOOD CORNERS STATION, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR APPROXIMATELY 2.38 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF PORTER AVENUE AND FRANKLIN ROAD (4712 N. PORTER AVENUE).

and

Item No. 7b, being:

O-1718-9 – HOLLYWOOD CORNERS STATION, L.L.C. REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO TC, TOURIST COMMERCIAL DISTRICT WITH SPECIAL USE FOR A LIVE ENTERTAINMENT VENUE AND SPECIAL USE FOR A NIGHTCLUB OR TAVERN FOR APPROXIMATELY 2.38 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF PORTER AVENUE AND FRANKLIN ROAD (4712 N. PORTER AVENUE).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement
4. Excerpt of October 12, 2017 Planning Commission Minutes

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to postpone Item Nos. 4, 5, 7a and 7b to the December 14, 2017 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	Nouman Jan, Chris Lewis, Neil Robinson, Erin Williford, Lark Zink, Dave Boeck, Tom Knotts
NAYES	None
MEMBERS ABSENT	Sandy Bahan, Andy Sherrer

Ms. Tromble announced that the motion, to postpone Item Nos. 4, 5, 7a and 7b to the December 14, 2017 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 6, being:

O-1718-19 – WYNN CONSTRUCTION COMPANY, FOR BAPTIST GENERAL CONVENTION OF OKLAHOMA, REQUESTS SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP FOR PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, AND LOCATED AT THE SOUTHEAST CORNER OF ELM AVENUE AND ELMWOOD DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. 2015 Aerial Photo
4. Preliminary Development Map
5. Floor Plans
6. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee reviewed the staff report, a copy of which is filed with the minutes. Staff supports the applicant's request for a Special Use for a Church, Temple or Other Place of Worship for a new college ministry facility. Staff recommends approval of Ordinance No. O-1718-19.

PRESENTATION BY THE APPLICANT:

The applicant's representative was present but did not make a presentation.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Lewis – I have great reservations with this proposal. While I think it's a wonderful proposal to bring such an entity into the campus life, when you look at the parking spaces, we're already going to be six spaces short of the 115 required for the building itself. But when you actually look at the overall map of that parking space, immediately we're losing, just by rough count, over 110 parking spaces, plus we're putting something in there that requires an additional 115 in an already obviously saturated parking environment. Therefore, for that reason, I think this is not the perfect space or location for such an item. I think if it were in a different part other than right next to the dormitories and a very populated area that's already starved for parking, I probably could support it. But for that reason, and the need for much-needed parking in that area, I can't support it.

Dave Boeck moved to recommend adoption of Ordinance No. O-1718-19 to City Council. Nouman Jan seconded the motion.

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

YEAS

NAYES

MEMBERS ABSENT

Nouman Jan, Neil Robinson, Erin Williford, Dave Boeck, Tom Knotts

Chris Lewis, Lark Zink

Sandy Bahan, Andy Sherrer

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1718-19 to City Council, passed by a vote of 5-2.

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Item No. 8, being:

MISCELLANEOUS COMMENTS

None

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Item No. 9, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:39 p.m.


Norman Planning Commission