

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

SEPTEMBER 14, 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 14th day of September, 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

Sandy Bahan
Nouman Jan
Neil Robinson
Erin Williford
Lark Zink
Dave Boeck
Tom Knotts
Andy Sherrer

MEMBERS ABSENT

Chris Lewis

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
David Riesland, Traffic Engineer
Leah Messner, Asst. City Attorney

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CONSENT DOCKET

Item No. 2, being:

APPROVAL OF THE JULY 13, 2017 PLANNING COMMISSION REGULAR SESSION MINUTES

and

Item No. 3, being:

COS-1718-1 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DYNAH KORHUMMEL (CRAFTON TULL & ASSOCIATES) FOR FEATHERCREEK FARM FOR APPROXIMATELY 104.28 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 72ND AVENUE N.E. APPROXIMATELY 1/2 MILE SOUTH OF ROCK CREEK ROAD AT 1501 72ND AVENUE N.E.

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Ms. Williford asked that Item No. 3 be removed from the Consent Docket to be dealt with along with other items that have requested postponement.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Neil Robinson moved to approve the minutes of the July 13, 2017 Planning Commission meeting as presented. Sandy Bahan seconded the motion.

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

YEAS

Sandy Bahan, Nouman Jan, Neil Robinson, Erin Williford,
Lark Zink, Dave Boeck, Tom Knotts, Andy Sherrer

NAYES

None

MEMBERS ABSENT

Chris Lewis

Ms. Tromble announced that the motion, to approve the July 13, 2017 minutes as presented, passed by a vote of 8-0.

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Item No. 3, being:

COS-1718-1 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DYNAH KORHUMMEL (CRAFTON TULL & ASSOCIATES) FOR FEATHERCREEK FARM FOR APPROXIMATELY 104.28 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 72ND AVENUE N.E. APPROXIMATELY ½ MILE SOUTH OF ROCK CREEK ROAD AT 1501 72ND AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement

Item No. 4, being:

O-1617-29 – UNIVERSITY NORTH PARK PROFESSIONAL CENTER LOT 1, BLOCK 1 REQUESTS AMENDMENT OF THE EXISTING PUD ESTABLISHED BY ORDINANCE NO. O-0203-2, AS AMENDED BY O-0506-9, O-0607-13 AND O-1415-45, TO GENERALLY ALLOW FOR C-1 COMMERCIAL USES AT THE SOUTHEAST CORNER OF 24TH AVENUE N.W. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement
4. Excerpt of July 13, 2017 Planning Commission Minutes

Item No. 7, 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

Item No. 8a, 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. 8b, 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

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to postpone Item Nos. 3, 4, 7, and 8 to the October 12, 2017 Planning Commission meeting. Neil Robinson seconded the motion.

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

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

Ms. Tromble announced that the motion, to postpone Item Nos. 3, 4, 7, and 8 to the October 12, 2017 Planning Commission meeting, passed by a vote of 8-0.

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Item No. 5, being:

O-1718-7 – ASGHAR (QUINCY) AND TWANA ALGHOJEH REQUEST SPECIAL USE FOR A MIXED BUILDING FOR PROPERTY CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT, AND LOCATED AT 330 EAST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo of the Location
4. Pre-Development Summary

PRESENTATION BY STAFF:

Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff supports this Special Use request and recommends approval of Ordinance No. O-1718-7.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-1718-7 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

Sandy Bahan, Nouman Jan, Neil Robinson, Erin Williford,
Lark Zink, Dave Boeck, Tom Knotts, Andy Sherrer

NAYES

None

MEMBERS ABSENT

Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1718-7 to City Council, passed by a vote of 8-0.

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Item No. 6, being:

O-1718-8 – XII STREET COMMONS, INC. REQUESTS AMENDMENT OF THE PUD, PLANNED UNIT DEVELOPMENT ESTABLISHED BY ORDINANCE NO. O-9900-1 WITH A NEW PUD NARRATIVE FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 12TH AVENUE N.E. AND ALAMEDA STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-D
4. Exhibit E – Preliminary Site Development Plan from Ordinance No. O-9900-1

PRESENTATION BY STAFF:

Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. The proposal for additional commercial/retail at this corner is appropriate. Staff supports this PUD and variance requested, and recommends approval of Ordinance No. O-1718-8.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-1718-8 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, Lark Zink, Dave Boeck, Tom Knotts, Andy Sherrer
Sandy Bahan
Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1718-8 to City Council, passed by a vote of 7-1.

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Item No. 9, being:

MISCELLANEOUS COMMENTS

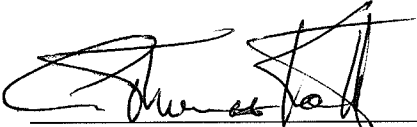
1. Ms. Williford thanked Mr. Robinson for chairing the meetings when she was absent, and thanked the Commission for their patience at this meeting while she dusted off her chairing of the meeting.

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Item No. 10, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:44 p.m.


Norman Planning Commission