

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

FEBRUARY 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 February, 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
Tom Knotts
Andy Sherrer

MEMBERS ABSENT

Chris Lewis
Dave Boeck

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
Leah Messner, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer

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CONSENT DOCKET

Item No. 2, being:

APPROVAL OF THE JANUARY 12, 2017 REGULAR SESSION MINUTES

and

Item No. 3, being:

COS-1617-3 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY CHAD BIAS (TIMOTHY G. POLLARD) FOR KIMBERS ACRES, GENERALLY LOCATED AT THE NORTHWEST CORNER OF INDIAN HILLS ROAD AND 81ST AVENUE (7915 E. INDIAN HILLS ROAD).

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Chair Williford asked if any Commissioner would like to remove any item from the Consent Docket. There being none, she asked if any member of the audience wished to remove any item. There being none, she turned to the Commission for discussion.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Neil Robinson moved to approve the Consent Docket as presented. Tom Knotts 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, Tom Knotts, Andy Sherrer
NAYES	None
MEMBERS ABSENT	Chris Lewis, Dave Boeck

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

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Item No. 2, being:

APPROVAL OF THE JANUARY 12, 2017 REGULAR SESSION MINUTES

The minutes of the January 12, 2017 Regular Session of the Planning Commission were approved as presented on the Consent Docket by a vote of 7-0.

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Item No. 3, being:

COS-1617-3 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY CHAD BIAS (TIMOTHY G. POLLARD) FOR KIMBERS ACRES, GENERALLY LOCATED AT THE NORTHWEST CORNER OF INDIAN HILLS ROAD AND 81ST AVENUE (7915 E. INDIAN HILLS ROAD).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Norman Rural Certificate of Survey
4. Greenbelt Commission Comments

COS-1617-3, the Norman Rural Certificate of Survey for KIMBERS ACRES, was recommended for adoption by City Council on the Consent Docket by a vote of 7-0.

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NON-CONSENT DOCKET:

Item No. 4, being:

O-1617-27 – LIFE.CHURCH NORMAN REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO I-1, LIGHT INDUSTRIAL DISTRICT, AND SPECIAL USE FOR A CHURCH, TEMPLE OR OTHER PLACE OF WORSHIP FOR PROPERTY LOCATED AT 1500 E. IMHOFF ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Proposed Sign Package
4. Site Plan
5. 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 rezoning to allow the church adequate signage. Staff recommends Ordinance No. O-1617-27.

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:

Andy Sherrer moved to recommend adoption of Ordinance No. O-1617-27 to the City Council. 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, Tom Knotts, Andy Sherrer
NAYES	None
MEMBERS ABSENT	Chris Lewis, Dave Boeck

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1617-27 to the City Council, passed by a vote of 7-0.

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Item No. 5, 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. Staff Report
3. PUD Narrative

Chair Williford announced that the applicant has requested postponement of this item to the March 9, 2017 Planning Commission meeting.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to postpone Ordinance No. O-1617-29 to the March 9, 2017 Planning Commission meeting. 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, Tom Knotts, Andy Sherrer
NAYES	None
MEMBERS ABSENT	Chris Lewis, Dave Boeck

Ms. Tromble announced that the motion, to postpone Ordinance No. O-1617-29 to the March 9, 2017 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 6a, being:

R-1617-73 – MATTHEW AND LAURA FLIES REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INDUSTRIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR 0.923 ACRES OF PROPERTY LOCATED AT 4751 24TH AVENUE N.W.

and

Item No. 6b, being:

O-1617-28 – MATTHEW AND LAURA FLIES REQUEST REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR 0.923 ACRES OF PROPERTY LOCATED AT 4751 24TH AVENUE N.W.

and

Item No. 6c, being:

PP-1617-7 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY MATTHEW AND LAURA FLIES (D5 ARCHITECTURE) FOR WHITETAIL MERCANTILE FOR 0.923 ACRES OF PROPERTY LOCATED AT 4751 24TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

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

Chair Williford announced that the applicant has requested postponement of these items to the March 9, 2017 Planning Commission meeting.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Neil Robinson moved to postpone Resolution No. R-1617-73, Ordinance No. O-1617-28, and PP-1617-7 to the March 9, 2017 Planning Commission meeting. Andy Sherrer 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, Tom Knotts, Andy Sherrer

NAYES

None

MEMBERS ABSENT

Chris Lewis, Dave Boeck

Ms. Tromble announced that the motion, to postpone Resolution No. R-1617-73, Ordinance No. O-1617-28, and PP-1617-7 to the March 9, 2017 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 7a, being:

R-1617-74 – DR. MEGHAN SCEARS REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN TO REMOVE THE SPECIAL ENTERPRISE AREA FROM THE COUNTRY RESIDENTIAL DESIGNATION FOR PROPERTY LOCATED AT 3900 E. ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Greenbelt Commission Comments

and

Item No. 7b, being:

O-1617-30 – DR. MEGHAN SCEARS/LIVING HOPE EATING DISORDER TREATMENT CENTER, P.L.L.C. REQUESTS REZONING FROM PUD, PLANNED UNIT DEVELOPMENT, TO A NEW PUD, PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT 3900 E. ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative
4. Site Plan
5. Pre-Development Summary

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. We did receive protests within the notification area amounting to 56.3%. Staff did support this request. We recommend approval of Resolution No. R-1617-74 and Ordinance No. O-1617-30.

PRESENTATION BY THE APPLICANT:

1. Dr. Meghan Scears, the applicant – I'm here to talk to you about my proposal for a new PUD. I'm with Living Hope Eating Disorder Treatment Center. I've been in Norman since 2011 when I started Living Hope. We exclusively treat people that have eating disorders, trouble with eating. Most of my patients are medically frail and very small, petite females who are struggling with eating enough food. I'm attempting to change the PUD for residential treatment for adult people that have eating disorders. I exclusively help people eat better and become nourished. People that I treat are on exercise restriction, so they must either stay indoors while at residential treatment or be accompanied to the patio by staff; they will never be alone during the whole time that they're with us in the house.

Just in general about eating disorders, I think it's important to note that they affect 10% of the population in the United States. Average age of onset is 17 to 23 and 90% are female. So, again, most of my patients are young females who are very mal-nourished and have very low body weights. They are also incredibly smart, kind, compassionate people. Most of them are in college or attempting to go to school. It's hard to tell if somebody has an eating disorder; I'm sure that all of you know somebody that struggles with an eating disorder.

Currently, treatment options for people in Oklahoma that have disorders for residential treatment 24/7 care is in Tulsa only, and there's nothing else in the state besides what I'm doing. I've been in Norman for five years treating these people, and we currently at a separate location have other levels of care where we help people, but sometimes it's just not enough and people really need 24/7 care to make sure they're getting enough food in their bodies so that they can gain the weight that they need to gain to live well.

The PUD that I'm asking for is very specific. It's specifically for residential eating disorder treatment. I would not be able to do anything else under the PUD. As Jane stated, I would have no more than 10 people at a time staying at the house. Also, the PUD is currently for a much higher use, with a bed and breakfast and wedding and events. The current owners, the Brights, have had many weddings there with as many as 350 people, 350 cars at a time. At most, I will

have 14 people on site, and that includes the staff. The staff are the only people that will have cars. The patients themselves will not have cars.

Additionally, it's important to note, I think, that we're certified by the State of Oklahoma and also accredited by the Joint Commission for an eating disorder treatment facility only. We do not treat patients that have any other mental illnesses at all, including drug or alcohol addictions. We do urine drug screens on every patient that we see at the other location that I currently am at in Norman before we would ever be able to put a patient into the residential place to help them eat better. If there's ever a positive drug screen, we have to send them somewhere else; they currently go out-of-state because as per our accreditation we cannot treat those patients, nor do I have a desire to do so. In over five years of treating this particular population, I've only had to send two patients to a place that treated both drug and alcohol addictions as well as their eating disorder. And, also, in over five years of providing care to this population, I've never had to call the police for any reason. And, again, currently the only option for people that have these disorders is in Tulsa.

So I'm really just trying to help people that have a significant medical problem be able to eat better so that they can go on with their lives and have a good life and trying to do that for the people of Oklahoma City and Norman so that it's convenient for them and so that their families also – it's close by. Because currently that's not an option.

I also had some visuals I was going to give to just show the house – there's lots of trees around – lots of dense trees. The closest house to the Brights' house – the one at 3900 East Robinson – is 300 feet away, and the second closest house is 700 feet away. You actually can't even see these houses from the Brights' house when you're on the property. So I just want to hand that to you really quickly. That's essentially what I had to say. I don't know if you all have any questions for me.

2. Mr. Sherrer – Are there any improvements you'll be making to the property? Just curious. Are there anything on boundary or anything that you're going to be doing, or just as it is right now?

Dr. Scears – I think that I've been told I need to put sprinklers inside and a manual fire alarm inside. And I'll need to put up a wheelchair ramp to the front door, but that's it. That's the total amount of things that I need to do to the house. There'll be no major changes to the structure.

AUDIENCE PARTICIPATION:

1. RJ Wolever, 300 Hammer Drive – Received a letter about this change and started talking to neighbors and going through that process I was a little shocked that there was no resistance. In fact, we had basically everybody that – talked to everybody. We had 100% against it. There's ten signatures that I have of direct 350' people that live within that radius. I've spoken to two other ones that are out of town that are willing to sign against the protest. There's only one that is going through a probate that probably won't get a signature. But I can tell you that every single person, not only within the 350' radius, but also outside the 350' radius, are adamantly against this, because of the tranquility – my house, I can see the house. I know there's two or three other people that told me they can see the house. In the summer it's a little bit harder. But a lot of people were against this when it was changed before, and they're very much against it now, because of the tranquility livelihood. It's been a known fact that these do kind of hurt property values as well. So I'm here representing the people that are against it, not only within the 350' radius, but the people that are surrounding that outside as well. And we just thank you for your consideration and support of the people that actually – majority that live in the neighborhood. Thank you.

2. Mr. Knotts – It seems to me that the proposed use, unless there's something I'm missing, it is so drastically more tranquil than as a bed and breakfast and wedding venue, that I would think that the neighbors would be excited about this change. I have difficulty, other than seeing a just not in my back yard defense.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Resolution No. R-1617-74, and Ordinance No. O-1617-30 to the City Council. Neil Robinson seconded the motion.

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

YEAS	Sandy Bahan, Neil Robinson, Erin Williford, Lark Zink, Tom Knotts, Andy Sherrer
NAYES	Nouman Jan
MEMBERS ABSENT	Chris Lewis, Dave Boeck

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1617-74, and Ordinance No. O-1617-30 to the City Council, passed by a vote of 6-1.

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Item No. 8, being:

O-1617-31 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CITY CODE TO ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE RE, O-1, CO, C-1, C-2, CR, C-3, I-1, M-1 AND MUD ZONING DISTRICTS; TO REMOVE "MUNICIPAL USE, PUBLIC SERVICE OR UTILITY USE" FROM THE PERMITTED USES IN THE A-1 AND A-2 ZONING DISTRICTS AND ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE A-1 AND A-2 ZONING DISTRICTS; TO REMOVE "MUNICIPAL USE" FROM THE PERMITTED USES IN THE TC ZONING DISTRICT AND ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE TC ZONING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Postponement Memo

Chair Williford announced that the applicant has requested postponement of this item to the March 9, 2017 Planning Commission meeting.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Neil Robinson moved to postpone Ordinance No. O-1617-31 to the March 9, 2017 Planning Commission meeting. 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, Tom Knotts, Andy Sherrer

NAYES

None

MEMBERS ABSENT

Chris Lewis, Dave Boeck

Ms. Tromble announced that the motion, to post Ordinance No. O-1617-31 to the March 9, 2017 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 9, being:

MISCELLANEOUS COMMENTS

1. Susan Connors – Last Tuesday, the City Council decided that the Center City Form Based Code should move forward. It needs to come to City Council; they wanted to move it forward as quickly as possible. We have missed the deadline for your March meeting, although your March meeting is very full already. In their discussion, they felt that it would be appropriate to have the Center City Form Based Code by itself at a hearing, because there probably will be quite a bit of testimony. So in looking at it, I wanted to know if the Commission would be available April 6 – that's the Thursday before your regular meeting. We could also look at March 30, but we've already scheduled a Comprehensive Plan community meeting on that night, so I can't conflict with that, as many of the same people are looking at both of those projects. So I wanted to know if April 6 would be a possible date for a special meeting.

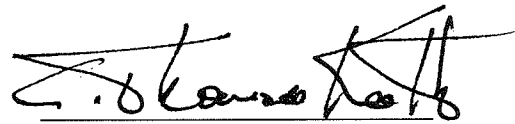
Ms. Bahan indicated she is not available; all others in attendance indicated they are available on April 6.

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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 6:56 p.m.



Norman Planning Commission