

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MAY 14, 2020

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session via Video Conference and in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of May, 2020. 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 Lark Zink called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT
via Video Conference

Matthew Peacock
Erin Williford
Tom Knotts
Lark Zink
Erica Bird
Dave Boeck
Sandy Bahan
Steven McDaniel

MEMBERS ABSENT

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A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Lora Hoggatt, Planner II
Ken Danner, Subdivision Development
Manager
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney (video)
Jeanne Snider, Asst. City Attorney (video)

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Chair Zink outlined the procedures that will be followed during this video conference meeting. Staff will read any comments received through media into the record. The time limit for public comments will be three (3) minutes; please begin by stating your name and address. If an attorney is representing a group of individuals that exceeds two (2) individuals, the time limit will be ten (10) minutes. We will strictly enforce the time limits. Commissioners will also need to state their name each time they make comments. Voting will be done by an oral roll call. There should be no communication between Commissioners that are not oral and being recorded (i.e., no texting, or chatting through Zoom).

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Item No. 9, being:

O-1920-47 – THETA GAMMA CHAPTER, DELTA DELTA DELTA HOUSING CORPORATION REQUESTS SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE FOR PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, AND LOCATED AT 1611 SOUTH COLLEGE AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Alec Bass, Wallace Engineering (via video conference) – We are the civil engineer representing the applicant tonight. The architects for the project are also on the call and available for questions. The reason for this special use application, like she said, it was an existing use when the current zoning ordinances came into effect. At this time, they are proposing to do a building addition that will expand their dining and kitchen area and provide a storm shelter for the residents. There will be three bedrooms added with this addition. We will continue to comply with all of the Norman parking ordinances. We will also continue to comply with drainage ordinances for any new proposed impervious surfaces, providing low-impact design or rain gardens to help offset any stormwater issues. Available for questions if staff or Commission have any.

2. Mr. Knotts – What's the timetable on this project?

Mr. Bass – For the schedule, I'll turn that over to Shannon Marshall, the project architect, just due to recent events and budget, she'll be more up-to-date on that.

3. Shannon Marshall (via video conference) – The schedule, as we know, of course, now has some flexibility to it. We are currently out looking for bidders with a construction manager. We hope to proceed with construction this summer with regards to some of the renovation portion to the existing house, and start with the addition as well, in hopes that it would be complete by Fall of 2021.

Mr. Knotts – So it's a one-year project?

Ms. Marshall – Yes. Currently, it's about a 14-month construction schedule. Yes.

4. Mr. Boeck – Well, the only comment I'm going to make – it probably shouldn't be made, but on that end of Fraternity and Sorority Row, you guys really need to do some work because all the new fraternities and sororities just north of you make your house look pretty old. And now, especially, that the Delt's house has burned down and they're going to be building a new house, we need to see this project go forward.

Ms. Marshall – Luckily the alumni and the sorority organization does prioritize safety, so the storm shelter aspect is the number one priority for the addition project. So we hope that that will bring another level to the Delta Delta Delta house.

AUDIENCE PARTICIPATION:

1. Cynthia Rogers, 633 Reed Avenue (YouTube Comment) – Does this remove existing parking?

2. Ms. Marshall -- No, we are not removing any existing parking.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-1920-47 to City Council. Tom Knotts seconded the motion.

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

YEAS	Matthew Peacock, Erin Williford, Tom Knotts, Lark Zink, Erica Bird, Dave Boeck, Sandy Bahan, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Nouman Jan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1920-47 to City Council, passed by a vote of 8-0.

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