

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

SEPTEMBER 13, 2012

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 13th day of September 2012. 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.

Vice Chairman Chris Lewis called the meeting to order at 6:30 p.m.

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Item No. 1, being:
ROLL CALL

MEMBERS PRESENT

Dave Boeck
Jim Gasaway
Cindy Gordon
Tom Knotts
Curtis McCarty
Robertta Pailes
Chris Lewis

MEMBERS ABSENT

Diana Hartley
Andy Sherrer

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Jeff Bryant, City Attorney
Rick Hoffstatter, GIS Analyst
Terry Floyd, Development Coordinator
Scott Sturtz, City Engineer

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Vice Chairman Lewis noted the request for postponement submitted by the applicant for Item 11, OSOI Tecumseh Development, L.L.C. and NE Development, L.L.C. (R-1213-36, O-1213-11, and PP-1213-4).

Curtis McCarty moved to postpone Item Nos. 11a, 11b and 11c until the October 11, 2012 Planning Commission meeting. Tom Knotts seconded the motion.

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

Item No. 13, being:

CONSIDERATION OF A REQUEST SUBMITTED BY ABSENTEE SHAWNEE TRIBE OF OKLAHOMA

13A. ORDINANCE NO. O-1213-13 – ABSENTEE SHAWNEE TRIBE OF OKLAHOMA DAYCARE REQUESTS AMENDMENT OF THE 185' SETBACK LINE ESTABLISHED IN ORDINANCE NO. 1862 TO ACCOMMODATE DEVELOPMENT OF A DAY CARE FACILITY GENERALLY LOCATED ON THE NORTH SIDE OF LITTLE AXE DRIVE AND APPROXIMATELY 775' EAST OF 156TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report

13B. PP-1213-6 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ABSENTEE SHAWNEE TRIBE OF OKLAHOMA DAYCARE (CARDINAL ENGINEERING) FOR ABSENTEE SHAWNEE HEALTH CENTER ADDITION, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF LITTLE AXE DRIVE AND APPROXIMATELY 775' EAST OF 156TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Plan
6. Pre-Development Summary – 7/26/12
7. Greenbelt Enhancement Statement
8. Greenbelt Commission Summary

PRESENTATION BY STAFF:

1. Mr. Danner – The request is for an amendment to a 185' setback requirement that was established in 1966. It was a condition with an ordinance for this property. The original proposal was very intense retail businesses relating to Lake Thunderbird. Since that time, of course, Absentee Shawnee Tribe has purchased the property and has put in a health center. Now their proposal is to put in a daycare center. The 185' rule would go through the middle of the proposed daycare center. I think the intent back at that time was to try to put the businesses as far back from Highway 9 as possible. With that intense activity no longer proposed, staff does not see an opposition to carry the standard 50' setback requirement of the TC ordinances. That's what their proposal is – to go from 185' to 50'.

2. Mr. McCarty – Would there ever be a chance that the highway would be widened and that would affect their building?

3. Mr. Danner – No. Because Little Axe Drive separates Highway 9 and this property. In fact, Little Axe Drive has a cul-de-sac now, which the Absentee Shawnee Tribe constructed and did the disconnect that used to be at Highway 9, which was very dangerous if anyone remembers that connection. That's another point that we feel like there is less likelihood of an encroachment of the highway or this property relating to Highway 9. Conditions and changes have been made.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to recommend adoption of Ordinance No. O-1213-13 and the approval of the Revised Preliminary Plat for ABSENTEE SHAWNEE HEALTH CENTER ADDITION to the City Council. Roberta Pailes seconded the motion.

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

YEAS	Dave Boeck, Jim Gasaway, Cindy Gordon, Tom Knotts, Curtis McCarty, Roberta Pailes, Chris Lewis
NAYES	None
ABSENT	Diana Hartley, Andy Sherrer

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1213-13 and approval of the Revised Preliminary Plat for ABSENTEE SHAWNEE HEALTH CENTER ADDITION to the City Council, passed by a vote of 7-0.

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