

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 12, 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 12th day of October, 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.

Vice Chair Neil Robinson called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Chris Lewis
Neil Robinson
Lark Zink
Dave Boeck
Tom Knotts

MEMBERS ABSENT

Sandy Bahan
Nouman Jan
Erin Williford
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
Leah Messner, Asst. City Attorney

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Item No. 13, being:

O-1718-14 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CITY CODE TO AMEND SECTION 420, PLANNED UNIT DEVELOPMENTS, BY UPDATING THE REFERENCE TO THE CITY OF NORMAN'S MASTER LAND USE PLAN, BY INCREASING THE ACREAGE REQUIRED FOR PUD ZONING TO FIVE ACRES OR MORE AND AMENDING OTHER STANDARDS OF DEVELOPMENT TO ALLOW MORE FLEXIBILITY IN THE DEVELOPMENTS ZONED PUD; TO ADD SECTION 420.05, SIMPLE PLANNED UNIT DEVELOPMENTS (SPUD), TO CREATE A NEW ZONING CATEGORY FOR SIMPLE PLANNED UNIT DEVELOPMENTS CONTAINING LESS THAN FIVE ACRES; TO AMEND SECTION 431.2 BY DELETING THE WORD 'COMMERCIAL' FROM THE TITLE AND TO ADD SECTION 431.2(c), SMALL COMMUNICATION TOWERS, TO REGULATE THE OPERATION OF THESE TOWERS THAT PROVIDE PRIMARILY RURAL INTERNET SERVICE; AND TO ADD SECTION 433, DISTRIBUTED WIND TURBINES, TO REGULATE THE OPERATION OF THESE TURBINES THAT PROVIDE POWER TO INDIVIDUAL STRUCTURES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Annotated Ordinance No. O-1718-14

PRESENTATION BY STAFF:

1. Susan Connors reviewed the staff report, a copy of which is filed with the minutes. Staff recommends approval of the Ordinance amending the Zoning Ordinance to address issues that are not currently included in the Zoning Ordinance and providing an additional option for planned unit developments.
2. Mr. Lewis – On the decibel levels, it's 65 of the property line that the wind turbine is on, and that's regardless of whether it's in the center or close to the property line?
3. Ms. Connors – Right, because we're trying to protect the neighbor.
4. Mr. Lewis – Because that's one of the concerns in the big wind farms that neighbors now have is the constant roar.
5. Mr. Boeck – But that's a different size scale of wind turbine.
6. Ms. Connors – Right. Very different. Now if you go out to the Bergey's assembly plant, and you can stand under one of their turbines that are going now and you really can't hear much, but we wanted to have that protection so that, as technology changes, hopefully it will improve and not get worse, but we did want to protect neighbors.
7. Mr. Boeck – I just want to say thank you for adjusting the PUDs and adding the simple PUD, because there has been so much wasted time at meetings with people blowing that thing up, and the idea of what we were trying to do is pretty simple. So having a designation that works for that is really smart. Thank you.
8. Mr. Robinson – Is there a lower limit on the SPUD in terms of size?
9. Ms. Connors – No. And the other thing is that the open space requirement doesn't exist in the SPUD. So this will be our third PUD. We have the original one that was approved in 1991, and then the Center City PUD that you experienced tonight, and then the SPUD will be the third one.

AUDIENCE PARTICIPATION:

1. Sean Rieger – I want to say very quickly thank you for the SPUD. I echo Commissioner Boeck's response. I've been at the forefront of those debates and I just want to say thank you.

It's a long time coming on the SPUD. It will be very helpful. Most zonings now have become a back and forth, and with a PUD you can do that effectively with neighbors and Council members and you. I greatly appreciate it. Thank you. I can't say it enough for the SPUD. They do it all day long in Oklahoma City and I'm glad we have it here now. Thank you very much.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1718-14 to City Council. Dave Boeck seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1718-14 to City Council, passed by a vote of 5-0.

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