

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JULY 9, 2015

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 July, 2015. 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 Sandy Bahan called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Roberta Pailles
Erin Williford
Tom Knotts
Sandy Bahan
Jim Gasaway
Chris Lewis

MEMBERS ABSENT

Dave Boeck
Cindy Gordon

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
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager

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Item No. 7a, being:

O-1516-4 – JOSEPH AND TAYA NEELY REQUEST REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO A-1, GENERAL AGRICULTURAL DISTRICT, FOR 3.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF EAST FRANKLIN ROAD APPROXIMATELY ¼ MILE WEST OF 48TH AVENUE N.E. AT 4630 E. FRANKLIN ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report

Item No. 7b, being:

PP-1516-2 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JOSEPH AND TAYA NEELY (LEMKE LAND SURVEYING, L.L.C.) FOR NEELY ACRES FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF FRANKLIN ROAD APPROXIMATELY ¼ MILE WEST OF 48TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Pre-Development Summary

PRESENTATION BY STAFF:

1. Jane Hudson – This application for rezoning is fairly straight-forward. The existing zoning in the area is A-2. The applicants purchased the property several years ago in this configuration of 3.28 acres, and they decided they were going to demolish the home and rebuild, only to find out that the property had been subdivided at some point in time, prior to their purchase, which created an illegal lot. So they're moving forward to request rezoning. As you can see, the area is a majority of A-2 zoning; there is a small piece of Residential Estates there to the east. The existing land use in the area is single family. There is Robin Hill School at the corner of Franklin and 48th, as well as a church on the southeast corner. This is the tract itself; you can see the single family there surrounding the area. This is the preliminary plat that they've submitted. This is looking from Franklin to the house. This is looking back to Franklin. Continuing north, the vacant property across the street. Back to Robin Hill School there to the east. Again to the east. And this is looking to the west to the adjacent property. And then looking back west on Franklin Road. As stated, the applicants are moving forward to request a rezoning from A-2 to A-1. They're taking it down to A-1 because they have 3 acres; in A-1 they can have 2 acres, and abut Franklin Road for a distance, I believe, of 35' which will allow them to move forward with the plat on this as well. Staff does recommend approval of Ordinance No. O-1516-4 as well as the preliminary plat PP-1516-2. I'd be happy to answer any questions you might have. The applicants and their surveyor are here if you have any questions for them as well.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Ordinance No. O-1516-4, and PP-1516-2, the Preliminary Plat for NEELY ACRES, to the City Council. Chris Lewis seconded the motion.

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

YEAS	Roberta Pailles, Erin Williford, Tom Knotts, Jim Gasaway, Dave Boeck, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	Andy Sherrer, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1516-4 and PP-1516-2, the Preliminary Plat for NEELY ACRES to the City Council, passed by a vote of 7-0.

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