

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**FEBRUARY 12, 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 12<sup>th</sup> day of February 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 Pailes  
Erin Williford  
Sandy Bahan  
Dave Boeck  
Jim Gasaway  
Tom Knotts  
Chris Lewis  
Cindy Gordon

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &  
Community Development  
Jane Hudson, Principal Planner  
Janay Greenlee, Planner II  
Ken Danner, Subdivision Development  
Manager  
Roné Tromble, Recording Secretary  
Leah Messner, Asst. City Attorney  
Larry Knapp, GIS Analyst II  
Terry Floyd, Development Coordinator  
David Riesland, Traffic Engineer

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Item No. 4, being:

**O-1415-20 – NANCY MUENZLER REQUESTS VACATION OF A PORTION OF THE RIGHT-OF-WAY OF FRITZLAN ROAD  
GENERALLY LOCATED AT THE WEST END OF FRITZLAN ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Applicant's Exhibit A
4. OG&E Letter
5. OEC Non-Objection email
6. Excerpt of January 8, 2015 Planning Commission Minutes

**PRESENTATION BY STAFF:**

1. Ken Danner – Fritzlan Acres Addition was filed of record in 1947. Fritzlan Road was created with that plat. City Council annexed the property in 1963. Fritzlan Road is located within a 45' right-of-way. The property owner is requesting closure of that. She owns property on each side of the road. Staff does not oppose the closing of the road. Staff is recommending that a turn-around be provided at the end of what will be the public road from the closure. Staff recommends approval.

**PRESENTATION BY THE APPLICANT:**

1. Sean Rieger, 136 Thompson Drive, representing the applicant – That is really the only point left that we're discussing with staff. City Attorney Kathryn Walker and I have been going back and forth today on an email and there's a letter of agreement -- I don't think it's in your package – that we've been working together on to try to come to terms on what we have proposed, and Kathryn and I have talked that we would continue this discussion on towards Council, but just for the record on this point, what we have proposed is that a turn-around be subject to replatting and rezoning at such time that there be something done there. Right now, there is no turn-around on the existing condition at all; it's just a dead end road. We're not changing any of the existing conditions; this is merely a title change on the title of the property records. So we would suggest that the existing physical conditions should simply remain the same. Of course, us agreeing to not change them, and if we do change them, through platting or zoning, then we would have to go to what would be significant expense of a turn-around. Our concern is that if we build a turn-around now, pretty obviously, I think, you can look at this land. This is going to be redeveloped. The whole point of removing this is to start down the path of redeveloping this land at some point in the future. If we build an expensive concrete turn-around for everything now, we have virtually wasted that money for no real reason, because right now we have not heard any complaint before that this dead end is an issue until we came here to clear the title of the road. So we think it would be punitive, with all due respect, to force us to build a turn-around now when there is no change in the physical condition and, certainly though, when there is we would agree to that. So that's our only point of clarification that we're still working on with staff and we hope to come to terms. I'm happy to answer any questions that you have.

2. Ms. Pailes – I actually have turned around there fairly often. If you visit the greenhouse, somehow you end up there. I would not want to back up down the road to get turned around. There's no curb or gutters there, is there, on that road? So you wouldn't really be building a cement turn-around. There's no curb or gutters there to connect to.

3. Mr. Rieger – I don't believe there is, Commissioner. It's basically a very old road and at the end there's some dirt and driveways and things that I think currently people use to turn.

4. Ms. Pailes – I can see an informal turn-around or something would be useful. You don't want to back down the road toward the greenhouse if you should accidentally stray down that road.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Andy Sherrer moved to recommend adoption of Ordinance No. O-1415-20 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	Andy Sherrer, Roberta Pailes, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway, Tom Knotts, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1415-20 to the City Council, passed by a vote of 9-0.

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