

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**AUGUST 8, 2013**

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 8<sup>th</sup> day of August 2013. 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 Tom Knotts called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Curtis McCarty  
Jim Gasaway  
Roberta Pailles  
Andy Sherrer  
Sandy Bahan  
Tom Knotts

MEMBERS ABSENT

Cindy Gordon  
Dave Boeck  
Chris Lewis

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

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Item No. 5, being:

**ORDINANCE NO. O-1314-4 – TEAMWORKS & ASSOCIATES, L.L.C. REQUESTS REZONING FROM CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, TO O-1, OFFICE INSTITUTIONAL DISTRICT, WITH SPECIAL USE FOR A HIGH IMPACT INSTITUTIONAL USE FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF EAST ROBINSON STREET AND MEDICAL ARTS DRIVE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Existing Site Aerial
4. Proposed Site Plan
5. Organization Overview
6. CommunityWorks 12 Bed Acute Care Unit
7. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Jane Hudson – This application is for a rezoning request from Suburban Office Commercial District to Office Institutional to allow for the use of a high impact institutional facility to be located there. The current zoning is CO, and it does include these two lots on the subject tract. The Medical Park Plaza area is zoned CO. You've got R-1 to the west, with a church. R-1 to the north, the large lot to the north is the fairgrounds property and single-family to the north of it. There is also single-family across Robinson to the south. This is a photo of the site itself. This is a photo from the facility looking north; you can see how far the single-family homes are there in the distance. This is looking to the east; there's another center over there as well. This is looking to the south across Robinson with the single-family uses there. This is looking to the west; you can see the church there in the distance. This is behind the facility in the parking lot that you just saw a moment ago looking to the west; the church is on the other side of that screened area with the trees. The applicants are proposing to locate this acute care facility on-site. The existing zoning, as stated, the Suburban Office Commercial District, will not support the secure facility that this place is required to have, so that's why they're having to ask for the change in zoning. We had no protests for this application. Staff does support and recommends approval for Ordinance No. O-1314-4. The applicant's representative is here with a presentation.

**PRESENTATION BY THE APPLICANT:**

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I am happy to answer questions. There are no protests. No 2025 Plan change. No platting. Nobody came to Pre-Development. Nobody is left in the Chamber but the applicant. Existing building; no changes. We are happy to entertain questions, and I ask for your approval.

2. Ms. Pailes – How do the kids that will be here come to the attention of this group? Are they remanded by the Court, or what's the procedure?

Tracy Spurgeon, CommunityWorks, 122 East Eufaula – The way that they come, most generally, is there would be a referral through the Health Care Authority or through the Department of Human Services. Most often these children are not in the custody of their parents anymore, and they would be in the ages of 6 to 14. By our design, they would not be older than 14. I don't believe you mix those ages any more. I've been at this for about 25 years and I think the little guys need a chance.

3. Mr. Gasaway – What generally happens to the kids after they reach 14, since they're not with their families generally?

Ms. Spurgeon – Typically there would be some other level of care.

**AUDIENCE PARTICIPATION:**

None

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

*Jim Gasaway moved to recommend adoption of Ordinance No. O-1314-4 to City Council.  
Curtis McCarty seconded the motion.*

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

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailles, Andy Sherrer, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Cindy Gordon, Dave Boeck, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1314-4 to City Council, passed by a vote of 6-0.

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