

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JUNE 12, 2014**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Complex, 201 West Gray Street, on the 12<sup>th</sup> day of June 2014. 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.

Chairman Dave Boeck 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 Pailes  
Tom Knotts  
Chris Lewis  
Andy Sherrer  
Cindy Gordon  
Sandy Bahan  
Dave Boeck

MEMBERS ABSENT

None

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  
Leah Messner, Asst. City Attorney  
Larry Knapp, GIS Analyst II  
Ken Danner, Subdivision Development  
Manager  
Terry Floyd, Development Coordinator  
David Riesland, Traffic Engineer

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### **CONSENT ITEMS**

The Consent Docket is designed to allow the Planning Commission to approve a number of items by one motion and vote. The Consent Docket consisted of the following items:

Item No. 2, being:

**APPROVAL OF THE MAY 8, 2014 REGULAR SESSION MINUTES**

Item No. 3, being:

**SFP-1314-3 -- CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY SKYRIDGE HOMES, INC. (CENTERLINE SERVICES, L.L.C.) FOR LOTS 7 AND 8 (7, 8 AND 9), BLOCK 5, SUMMIT LAKES ADDITION, SECTION 8 LOCATED AT 2612, 2616 AND 2620 SUMMIT TERRACE.**

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Chairman Boeck asked if any member of the Commission wished to remove an item from the Consent Docket. Chris Lewis requested that Item No. 3, the Short Form Plat for Summit Lakes Addition, Section 8, be removed.

Chairman Boeck asked if anyone in the audience wished to remove any item from the Consent Docket. There being none, he asked for Planning Commission discussion.

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

*Jim Gasaway moved to place Item No. 2, approval of the May 8, 2014 Regular Session Minutes, on the Consent Docket and approve by one unanimous vote. Chris Lewis 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, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	None

Chairman Boeck announced that the motion, to place Item No. 2 on the Consent Docket and approve by one unanimous vote, passed by a vote of 9-0.

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Item No. 3, being:

**SFP-1314-3 -- CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY SKYRIDGE HOMES, INC. (CENTERLINE SERVICES, L.L.C.) FOR LOTS 7 AND 8 (7, 8 AND 9), BLOCK 5, SUMMIT LAKES ADDITION, SECTION 8 LOCATED AT 2612, 2616 AND 2620 SUMMIT TERRACE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Short Form Plat
3. Staff Report

**PRESENTATION BY STAFF:**

1. Ken Danner – This is a short form plat that is creating three lots out of two. Staff has reviewed the size of lots and square footage requirements and recommends approval.

**PRESENTATION BY THE APPLICANT:**

1. Yosef Hooshyar, representing Skyridge Homes – We have two lots that we're trying to divide into three because the size of the lots is way too big. So we have enough area on each lot to make sure it covers the regular size houses that we build in Summit Lakes Addition. As far as City concern, we don't see any problem fitting the houses in that addition.

2. Mr. Lewis – In harmony of full disclosure, I will tell you I'm a property owner in Summit Lakes, however I am not a Board of Director member or a member of the Board, and do not speak on their behalf. Can you help me out in regards to the intent of the developer? There were two lots there in order to size homes that were in harmony with the association. In regards to the homes that you're planning on building there, can you help me understand what design you're planning on building there? Can you help me understand what design you're planning on building? Looking at those lots, as small as they are, you're looking at very narrow two-story lots.

3. Mr. Hooshyar – I would say buildings down there 1,700 square feet and up. Width of the lots – of course, it's actually the size that we use. We haven't narrowed any kind of house in order to squeeze three lots into the two. I've got a floor plan. One of the concerns was that one of the lots we have an easement for oil well, I believe. The lot size is 112' wide and 45' of it is meant for the oil, so that least 67'. We have average width of the houses we do is 50 to 55'. I have a sample here.

4. Mr. Lewis – In regards to the corner lot, I believe it's 9a, can you help me understand what type of home is going to go there?

5. Mr. Hooshyar – 9a would be similar. According to code, I guess we need 100' depth minimum on any lot. And, as far as width goes, of course, this is very wide – 180' wide. So we have both, according to code, we have both width and depth to fit a normal house on that lot. And, again, I checked this with City staff to make sure we are within boundary.

**AUDIENCE PARTICIPATION:**

None

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

1. Mr. McCarty – Would this require an additional water line stub and sewer tap done by him?
2. Mr. Danner – That is more than likely, and that is in our staff report. That would be at the time of the building permit. It would be plumbing.

*Andy Sherrer moved to approve SFP-1314-3, the Short Form Plat for Lots 7 and 8 (7, 8 and 9), Block 5, SUMMIT LAKES ADDITION, SECTION 8, and direct the filing thereof with the Cleveland County Clerk. 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, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	None

Chairman Boeck announced that the motion, to approve SFP-1314-3, the Short Form Plat for Lots 7 and 8 (7, 8 and 9), Block 5, SUMMIT LAKES ADDITION, SECTION 8, and direct the filing thereof with the Cleveland County Clerk, passed by a vote of 9-0.

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