

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 10, 2016

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 10th day of November, 2016. 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 Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Roberta Pailes
Chris Lewis
Andy Sherrer
Lark Zink
Dave Boeck
Tom Knotts

MEMBERS ABSENT

Erin Williford
Neil Robinson

A quorum was present.

STAFF MEMBERS PRESENT

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

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Item No. 6, being:

O-1617-15 – S.W. ARMSTRONG, JR. AND JOHN TRAW REQUEST REZONING FROM C-3, INTENSIVE COMMERCIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT WITH C-2 COMMERCIAL USES FOR PROPERTY LOCATED AT 220 S. PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative & Exhibit A
4. Rendering of Building
5. Photo of Existing Building
6. Aerial Photo of Area

Mr. Sherrer requested to be recused on this item.

Dave Boeck moved to allow Mr. Sherrer to be recused on this item. Lark Zink seconded the motion.

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|----------------|---|
| YEAS | Sandy Bahan, Roberta Pailles, Chris Lewis, Andy Sherrer, Lark Zink, Dave Boeck, Tom Knotts |
| NAYES | None |
| MEMBERS ABSENT | Erin Williford, Neil Robinson |

Ms. Tromble announced that the motion, to allow Mr. Sherrer's recusal from consideration of Ordinance No. O-1617-15, passed by a vote of 7-0.

Mr. Sherrer left the room and Mr. Lewis served as Chair for this portion of the meeting.

PRESENTATION BY STAFF:

1. Janay Greenlee reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, representing the applicants – I do want to introduce Mr. Ken Hall, who is going to be the proprietor that will occupy this property, should you grant that approval. I think Janay summed it pretty well. I just want to cover a couple more points. It seems very odd that we're here asking for your approval to do a motorcycle business in what used to be a muffler shop, but it's staff's position that the C-3 use did not allow for this specific use, and so we had to get creative and find a way to do that. So we're allowing for it to be C-2 but to continue on with the exemption of off-street parking. That's the conclusion we came to, and we appreciate staff very much helping us to come to a creative solution to allow this to happen. The use you see here – we're completely surrounded by commercial. Hiland Dairy is to the south of us. 2025 says this could be commercial. The zoning already was C-3. Again, that just simply, by very specific reading of the code, doesn't allow for motorcycles, so that's why we're having to do this. But you can see C-2 is to the north of us. C-2 is all around. C-2 and C-3 are throughout downtown, so this is not an oddity of the use. The current location of the business is over on 312 West Gray. Beautiful location. I was just complimenting Mr. Hall. Every time I come here, I'm always noticing that and always think it looks very cool – I like it a lot. He is really an incredible artist. He's done some murals and graffitis downtown – work downtown that look incredible. So, again, the proposed zoning of this really iconic building is to allow for motorcycle use. He is going to have a showroom. He's going to have a sculpture art room as well, and he will be selling and displaying art work. Really a pretty incredible use that's going to help us on Porter Corridor. We've longed for uses that revitalize this corridor. This will be one of those. So it's going to be a pretty special use.

This is some imagery of what it might look like when it's done. You can see that's the existing building, and they'll fix up the glass work a little bit. They'll put in glass overhead doors

and some signage around it. You see that checkerboard theme with the painting, so this will really dress up what has been somewhat of a poor looking old muffler shop.

I'll just read real quick for you from the Porter Corridor Zoning Overlay – we are within the Porter Corridor Zoning Overlay on this location. It says: "Ensure that new development and expansion of existing commercial and institutional uses are compatible with existing uses, with the historic scale and character of the area, and with adjacent residential uses." And, "To create a destination environment reminiscent of Porter's transportation roots." So what better to do that with than a motorcycle business.

This is some imagery, again, from the business that will go in there. It refers to automobile alley, and we are going to continue that theme. So it's just exciting to see somebody come right in on the theme that Porter Corridor was intended to be.

Has support. We had nobody come to the Pre-Development hearing. We have no protests. We've not had any negative interaction with anybody on this project. Staff supports and, hopefully, you will, too. So, I'm happy to answer any questions you have. And I thank you very much for your time.

2. Ms. Pailles – Just out of curiosity, would you expand on the artwork?

3. Ken Hall, 520 E. Frank – I moved here from Colorado Springs to help open the Crucible Foundry and Gallery. I'm still pretty involved with them on casting monumental sculpture. I have a line of motorcycle sculptures that we'll be selling and displaying in the showroom as well. And we're always looking for painters or other artists that will feed to that motorcycle genre.

4. Ms. Pailles – Just one other question. The little business next door that's the wood sculpture studio. I go there a lot. Pulling into that parking lot on the north side, off of Porter, is tricky. Is that going to be fixed?

5. Mr. Hall – We have to fix that for motorcycle entry as well. Yes. That's in the plans.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend approval of Ordinance No. O-1617-15 to the City Council. Roberta Pailles seconded the motion.

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

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| YEAS | Sandy Bahan, Roberta Pailles, Chris Lewis, Lark Zink, Dave Boeck, Tom Knotts |
| NAYES | None |
| RECUSED | Andy Sherrer |
| MEMBERS ABSENT | Erin Williford, Neil Robinson |

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1617-15 to the City Council, passed by a vote of 6-0.

Mr. Sherrer returned to the meeting.

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