

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JUNE 8, 2017**

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 June, 2017. 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.

Secretary Tom Knotts called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Sandy Bahan  
Nouman Jan  
Chris Lewis  
Lark Zink  
Dave Boeck  
Tom Knotts  
Andy Sherrer

MEMBERS ABSENT

Neil Robinson  
Erin Williford

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

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Item No. 7, being:

**O-1617-41 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CITY CODE TO ADD SECTION 429.8 – CENTRAL NORMAN ZONING OVERLAY DISTRICT, CNZOD; AND PROVIDING FOR THE SEVERABILITY THEREOF.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Ordinance No. O-1617-41 with Exhibit 1
4. Pre-Development Summary

and

Item No. 8, being:

**O-1617-42 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CITY CODE TO AMEND SECTION 431.8 – LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING FACILITIES AND AMEND SECTION 431.9 – FENCING, WALLS, AND SCREENING; AND PROVIDING FOR THE SEVERABILITY THEREOF.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Ordinance No. O-1617-42 (Annotated)

**PRESENTATION BY STAFF/APPLICANT:**

1. Jane Hudson reviewed the staff reports, a copy of which is filed with the minutes. Staff recommends approval of Ordinance No. O-1617-41 to provide specific regulations that best promote the health, safety and general welfare for the residential community while taking measures to control density and require developments to provide adequate parking for their development. We did receive protests of 2.22% within the subject tract, and support of 0.20% within the subject tract; we received 3.1% protest outside the subject tract. Staff recommends approval of Ordinance No. O-1617-42, an amendment to Chapter 22 of the City Code (Zoning Ordinance) making way for development of properties to be consistent.

2. Mr. Lewis – It said for parking areas containing 6 or more spaces we're going to have to have landscaping. Would that apply not only to private parking areas but also to public City of Norman parking spaces, specifically, say, the one on Gray Street?

Ms. Hudson – Yes. It's for all off-street parking in any zoning district.

**AUDIENCE PARTICIPATION:**

1. Harold Haralson, Sr., 706 S. Berry Road – I really don't understand what this is all about, and I'd like to have that explained to me without all the mumbo-jumbo – all the numbers and that kind of thing. What does this overlay district do? The other thing, we have a duplex on Hayes Street and it's got a 4' fence – or 5', I don't know – chain link. Does that mean any time we go to replace that fence it's got to be 6' and opaque? I just don't understand what this is all about.

2. Lloyd Bumm, 418 N. Peters Avenue – I just wanted to speak in support. It provides some opportunity for public comment and some input when somebody comes forward with a project like that, and that's some protection or at least opportunity to comment that we do not have now. Thank you.

3. Ms. Connors – Mr. Haralson, the overlay district has been in discussion for quite a long time. We've been having discussions about R-3 zoned areas for about four years really, ever since the duplexes down near the University were built, and people have been very concerned about those. So now we have adopted the Center City Form-Based Code in that area, which City Council felt took care of that area and the R-3 zoned properties. So then they were looking at the other areas in Norman that were zoned R-3, and the two areas left are the Silk Stocking

area and the area around the Miller District that isn't in the historic district and some of it was also down-zoned. So they decided that it would be appropriate in the Silk Stocking area and the areas on the map to provide an overlay district that would give City Council oversight for properties if they built something 4 or more bedrooms, because our rule for unrelated people living together is no more than 3. So in your case, your duplex – if you want to replace your fence, you will not have to replace your fence with a 6' high fence. That's now if you added a parking lot, these regulations require that landscaping and fencing if you add a parking lot with four or more spaces within the overlay district. Two spaces doesn't require any landscaping or fencing. I don't think, unless you did some major remodeling and added bedrooms to your duplexes, we probably won't be overseeing anything over your property. You should not be affected.

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

1. Mr. Sherrer – On Item No. 7, in particular, I think I'm not necessarily against this, but it's concerning to me, when we have CompPlan going on, and we have lots of other things that – Center City. We've seen this consistently now where we're having things brought forward – overlay districts – in the middle of other plans happening, and that's very concerning to me as a Planning Commissioner that we have this idea of things popping up when we have other plans happening. As this came forward, again, I know there were some reasons why it came forward now, and I understand those, but I do think it's concerning to me – and I know you can say it's been talked about a long time – a lot of those things have been talked about a long time and I think we're seeing a trend that I hope kind of just halts itself going forward. As a Planning Commissioner, that we start having a little more direction about what we're trying to accomplish and then working our way to whether this is the right answer or not versus kind of working different angles at all times. I have significant concerns. We may find in the CompPlan that we may need to have infill growth. Well, we're turning around here and creating an inhibitant to that through this sort of an overlay district. I'll probably vote no for that reason alone tonight. Not because I'm against the idea of it, but I'm against the process where we've ended up. That's the only comment I would make about Item No. 7.

2. Mr. Lewis – I have one clarification, Commissioner Sherrer. Is there a specific overlay or project that's ongoing that would be in conflict? What exactly?

Mr. Sherrer – Again, I don't know that I'm upset about the merits of what we're trying to accomplish here. I'm upset about the process of how we've gotten to this point and the timing of this. So I think my frustration is how do we know for sure if this is right answer?

3. Mr. Boeck – Well, my only comment would be, spending as much time as I spend with my City Council person, Bill Hickman, who has developed some of these ideas for the very fact that we've had some out-of-control development going on in various places that affect my ward, I see this as being very pertinent. I'm also on the Steering Committee for the 2040 long-range plan.

Mr. Sherrer – As I am as well.

Mr. Boeck – So I think cities have to – groups have to develop some protections for things.

Mr. Sherrer – Don't misunderstand my comments. My comments, again, are not supportive of the idea of some of what we've seen happen. As I voted on before multiple projects, I have concerns about what has happened in other parts of Core Norman. I just think that, inevitably, we are, by this sort of reaction, I think there are certain people you've mentioned have been reactionary very quickly without allowing the plan to take its course. I think that's dangerous from a leadership to have that happen and I think it was worthy of comments to make sure that was put on the record.

*Dave Boeck moved to recommend adoption of Ordinance No. O-1617-41 to the City Council. Sandy Bahan seconded the motion.*

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

YEAS	Sandy Bahan, Nouman Jan, Chris Lewis, Lark Zink, Dave Boeck, Tom Knotts
NAYES	Andy Sherrer
MEMBERS ABSENT	Neil Robinson, Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1617-41 to the City Council, passed by a vote of 6-1.

*Sandy Bahan moved to recommend adoption of Ordinance No. O-1617-42 to the City Council. Dave Boeck seconded the motion.*

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

YEAS	Sandy Bahan, Nouman Jan, Lark Zink, Dave Boeck, Tom Knotts, Andy Sherrer
NAYES	Chris Lewis
MEMBERS ABSENT	Neil Robinson, Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1617-42 to the City Council, passed by a vote of 6-1.

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