

**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 8th 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.

* * *

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

* * *

Item No. 6, being:

O-1617-40 – Z&A LIMITED PARTNERSHIP REQUESTS SPECIAL USE FOR A BAR, LOUNGE OR TAVERN FOR PROPERTY CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT WITH SPECIAL USE FOR A MIXED BUILDING (O-1415-44), LOCATED AT 226-228 EAST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Pre-Development Summary

PRESENTATION BY STAFF/APPLICANT:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff supports this Special Use request and recommends approval of Ordinance No. O-1617-40.

2. Mr. Sherrer – I have a question for you, if that's okay. You said it's not a restaurant, but it has this idea – I'm envisioning this is one of those places where you paint and drink wine. Is that what this is?

Ms. Hudson – Exactly. Right. They might have snacks. I'm not 100% sure. The applicant might be able to answer some more questions on that. But they serve wine and possibly beer.

Mr. Sherrer – Okay. Then if something changed, that's the kind of business we're talking about now, but if it changed in the future then it would have to come back before the group to see this or not? It could be any sort of establishment of that kind?

Ms. Hudson – The special use stays with the site. So if that did leave, then, yes, the special use for bar, lounge or tavern would be there on the ground floor.

3. Mr. Boeck – Is there going to be music possibly?

Ms. Hudson – I don't know that. The applicant has dealt with the client.

4. Mr. Knotts – I'm assuming it'll be Oklahoma wine.

Ms. Hudson – Well, you can probably talk to them about that. You can ask.

PRESENTATION BY THE APPLICANT:

1. Jim Adair, 111 N. Peters – The applicant, Z&A Limited Partnership, is a family limited partnership which is myself, my son, and my daughter. Jane, I didn't realize it was a year and a half ago we were here. It's taken us longer to get the loft apartments done than I thought. Mr. McKinney snuck out, or I'd blame part of it on him. We are very close to finishing six loft apartments upstairs and have done a huge renovation on this building. Got any number of structural surprises, which we now have a new building we didn't realize we were going to have, but it has been a fun project. Many of you will remember this. From 1982 until about a year and a half ago this was Blair's Furniture, and when Scott decided to get out of the furniture business they were kind enough to give us the opportunity to buy the property. It's fun to get to stand here and ask for bar zoning when that isn't really very close to what we want to do. Chairman Knotts, I appreciated your question a minute ago of is this a real deal to them. Yes, we have a signed lease with Pinot's Palette. It is a nationally franchised, locally owned business. Their concept is you and 30 of your friends would come in for a two-hour group art lesson. If you really weren't that interested in the painting, you could have a glass of wine while you were doing it. Technically, there is no real food service; they will have some snacks, I believe, so that does not begin to qualify us as a restaurant selling 51% food. The only other definition we have is a bar, and that puts us before you tonight. We think this is a wonderful fit for downtown. We think it fits into the designated arts district of downtown. We think it fits into the entertainment themes that we would love to see more and more of downtown. We also think it fits into the restaurant theme – we've got a great synergy of local restaurants downtown and we think this is something where, when people finish here, they might walk across the street to The Garage or to Fancy That and continue their evening. I want to be respectful of your time. That really is about as simple as we hope it is. But I'm more than glad to try and answer any questions you have.

2. Mr. Boeck – The only question I have, as an architect who has done mixed use, my big concern is acoustics. That's why I asked if there was going to be music in there ever, because you've got those nice loft apartments upstairs and I know of situations where there was music downstairs on a nightly basis that really ticked off a tenant because it was really loud upstairs. So I'm just hoping that your good architect did some good acoustical treatments to be able to allow you to do different things.

Mr. Adair – Music is not part of this scenario. Certainly the blanket zoning would permit music. We have done extensive acoustical installation. We thought we'd get restaurants downstairs, to be honest with you, and assumed they would probably have at least some background music and anticipated that. Again, this one is probably going to be really pretty quiet.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-1617-40 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	Sandy Bahan, Chris Lewis, Lark Zink, Dave Boeck, Tom Knotts, Andy Sherrer
NAYES	None
ABSTAIN	Nouman Jan
MEMBERS ABSENT	Neil Robinson, Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1617-40 to the City Council, passed by a vote of 6-0 with 1 abstention.

* * *