

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

APRIL 13, 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 13th day of April, 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.

Chair Erin Williford called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Chris Lewis
Neil Robinson
Erin Williford
Tom Knotts
Andy Sherrer

MEMBERS ABSENT

Nouman Jan
Lark Zink
Dave Boeck

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
Leah Messner, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Todd McClellan, Development Engineer
Carrie Evenson, Stormwater Engineer

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Item No. 10, being:

O-1617-31 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CITY CODE TO ADD “MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY” AS A SPECIAL USE IN THE RE, O-1, CO, C-1, C-2, CR, C-3, I-1, M-1 AND MUD ZONING DISTRICTS; TO REMOVE “MUNICIPAL USE, PUBLIC SERVICE OR UTILITY USE” FROM THE PERMITTED USES IN THE A-1 AND A-2 ZONING DISTRICTS AND ADD “MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY” AS A SPECIAL USE IN THE A-1 AND A-2 ZONING DISTRICTS; TO REMOVE “MUNICIPAL USE” FROM THE PERMITTED USES IN THE TC ZONING DISTRICT AND ADD “MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY” AS A SPECIAL USE IN THE TC ZONING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Annotated Ordinance No. O-1617-31
3. Excerpt of March 9, 2017 Planning Commission Minutes

PRESENTATION BY STAFF/APPLICANT:

1. Susan Connors – This is really much simpler than it sounds. Our zoning code allows municipal uses in many different ways throughout the zoning ordinance. We have a number of municipal uses, most particularly the libraries, which actually have gone through, but now we have the emergency center that's coming forward and emergency communication towers that are coming forward. As we have been discussing what zoning categories were appropriate for all these different uses, we discovered that we really didn't have any consistent way of permitting municipal uses in the code. As you can see, this is what currently exists and what the Chair just read. Interestingly, we don't allow municipal uses in our commercial zones, and they're special uses in our residential zones. So it didn't really make any sense. So what we are proposing, in all that long reading she just did, is that in all zoning districts we'll allow municipal uses, public buildings, and public utilities as a special use in all zoning districts, so that whenever the City or their public utility does a project of any size they will have to get a special use, and that way we'll have a public discussion of that use and it will be consistent throughout the different zoning categories, and if there are any variations that are needed just because some of our uses can be odd and not consistent with every zoning detail, then we will have that opportunity to add conditions as a special use. So that really is the crux of this code amendment.

2. Mr. Robinson – How does this apply to park property? Or does it?

Ms. Connors – There's the Parks and Open Space zoning district and we didn't bring that into this, and parks would not be subject to that.

Mr. Robinson – So even if they were doing a structure in a park, it's still covered under that zoning.

Ms. Connors – Yes, if it's that zoning.

3. Mr. Sherrer – What else is omitted? Is there any other zoning categories that are not?

Ms. Connors – Any other municipal uses?

Mr. Sherrer – Well, places where you couldn't have the special use.

Ms. Connors – I don't believe so. Except in a park.

4. Mr. Lewis – Do we have any current public service or utilities in A-1 or A-2 at the time?

Ms. Connors – Well, we have some cell towers.

Mr. Lewis – So would those be grandfathered?

Ms. Connors – Yes, whatever is existing now is grandfathered. I don't think we have any major public utility stations in the A-2 or A-1 zones.

Mr. Lewis – But if they're sold to a different entity – say, one carrier becomes another carrier, would that zoning go with the piece of property, or would they have to come before the Commission for a special use again?

Ms. Connors – No, it would still be a non-conforming use and be able to stay there as it is.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Andy Sherrer moved to recommend adoption of Ordinance No. O-1617-31 to the City Council.
Neil Robinson seconded the motion.*

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

YEAS	Sandy Bahan, Chris Lewis, Neil Robinson, Erin Williford, Tom Knotts, Andy Sherrer
NAYES	None
MEMBERS ABSENT	Nouman Jan, Lark Zink, Dave Boeck

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1617-31 to the City Council, passed by a vote of 6-0.

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