

**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 13<sup>th</sup> 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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**CONSENT DOCKET**

Item No. 2, being:

**APPROVAL OF THE MARCH 9, 2017 PLANNING COMMISSION REGULAR SESSION MINUTES**

and

Item No. 3, being:

**COS-1617-6 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DAVE PRICE (HUIT ZOLLARS) FOR PRICE FAMILY FARM FOR PROPERTY GENERALLY LOCATED AT 60<sup>TH</sup> AVENUE N.E. AND TECUMSEH ROAD.**

and

Item No. 4, being:

**SFP-1617-3 – CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY MITCHELL INVESTMENTS, L.L.C. (COMMERCIAL LAND SURVEYS) FOR BIG O TIRES & FAMILY DOLLAR FOR PROPERTY LOCATED AT 1481 AND 1485 EAST ALAMEDA STREET.**

and

Item No. 5, being:

**GID-1617-58 – SHAWN KRISHER REQUESTS AMENDMENT OF THE SITE PLAN FOR PROPERTY LOCATED AT 1100 E. CONSTITUTION STREET TO ADD AN ICE AND WATER KIOSK IN THE PARKING LOT.**

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Chair Williford asked if any Commissioner would like to remove any item from the Consent Docket.

1. Mr. Lewis – I have a question in regard to Item 4. Just clarification – point of record – would staff address for us the parking issue in regards to retail space and when we're dividing the two lots. I understand there's an agreement in place, but when we look at the maximum number of spaces required for Family Dollar it would be 41, and it's unclear what Big O would require. I'm making a point for the record that I'm somewhat objectionable when we have a very close number of spaces, yet there are going to be two different owners for this property.

Ms. Connors – Mr. Lewis, the two businesses that are located on this property are currently in existence, so nothing is changing on the existing site. We have generally not required additional parking or landscaping or other improvements when nothing is changing. There will be a cross-access agreement on this property between the two owners to allow parking on either side, so there will be a reasonable number of parking spaces for the two businesses as they operate.

Mr. Lewis – Okay. And I respectfully understand that, but when the Family Dollar requires, at 8177 per 200 square feet, 41 spaces, and there's a total of 44 available, and the Big O Tire, when it falls under the automobile, it requires similar to two services per bay and we have no idea how many cars are going to be in the bay and how many employees are going to be working at the institution. It's very close in my opinion, and it is of note and concern.

Ms. Connors – This is an existing condition and the property owners feel that they can accommodate their patrons as it exists.

There being no further questions and no request to remove any item, Chair Williford asked if any member of the audience wished to remove any item. There being none, she turned to the Commission for discussion.

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

*Tom Knotts moved to approve the Consent Docket as presented. Andy Sherrer seconded the motion.*

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

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

Ms. Tromble announced that the motion, to approve the Consent Docket as presented, passed by a vote of 5-1.

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Item No. 4, being:

**SFP-1617-3 – CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY MITCHELL INVESTMENTS, L.L.C. (COMMERCIAL LAND SURVEYS) FOR BIG O TIRES & FAMILY DOLLAR FOR PROPERTY LOCATED AT 1481 AND 1485 EAST ALAMEDA STREET.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Short Form Plat
3. Staff Report
4. Site Plan

SFP-1617-3, the Short Form Plat for BIG O TIRES & FAMILY DOLLAR, was approved on the Consent Docket, by a vote of 5-1.

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