

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JUNE 14, 2012

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 14th day of June 2012. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> twenty-four hours prior to the beginning of the meeting.

Chairman Andy Sherrer called the meeting to order at 6:33 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Dave Boeck
Jim Gasaway
Cynthia Gordon
Diana Hartley
Tom Knotts
Curtis McCarty
Roberta Pailes
Chris Lewis
Andy Sherrer

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Kathryn Walker, Asst. City Attorney
Larry Knapp, GIS Analyst
Terry Floyd, Development Coordinator
Scott Sturtz, City Engineer
Shawn O'Leary, Director, Public Works
Susan Atkinson, Planner I

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Item No. 9, being:

ORDINANCE NO. O-1112-42 – JENNIFER LADD REQUESTS REZONING FROM A-1, GENERAL AGRICULTURAL DISTRICT, TO A-2, RURAL AGRICULTURAL DISTRICT, FOR 4.344 ACRES OF PROPERTY, AND SPECIAL USE FOR A RIDING ACADEMY AND PUBLIC STABLE ON 19.765 ACRES OF PROPERTY LOCATED AT 8809 ALAMEDA DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Pre-Development Meeting Summary

PRESENTATION BY STAFF:

1. Ms. Hudson – The applicant is requesting a special use for a riding stable. She's going to be performing what they consider equine therapy. Currently she has A-1 zoning and A-2 zoning on her property. To be able to do this request for special use, she has to have A-2 for the entire property. Current land use is all residential out there. There is one corral in place and it is my understanding she will be putting a different one in. There is an existing barn. The applicant has requested A-2 for the entire property. She is a licensed social worker and she already owns several horses, which she will be using for the equine therapy with children. The parcel of land and small class size doesn't create any additional impacts on neighbors. The parking on gravel surfaces is appropriate and adequate for the small class sizes that will be going on. Staff recommends approval of this rezoning and special use request. The applicant is here with her representative.

PRESENTATION BY THE APPLICANT:

1. Benjamin Odom, 2350 McKown Drive, representing the applicant – The applicant is here also. I realize that riding stable conjures up a certain image, but in reality what we're talking about is she's a licensed clinical social worker that uses equine psychotherapy to help traumatized children. It's been advantageous for the children to not necessarily ride the horses, but to take care of the horses. That has a very beneficial impact for the children. The primary purpose here for trying to upgrade the corral area, which is on the eastern side of the property, and 20 acres is not a large tract in terms of what we're discussing here. As you saw, it was heavily forested to the west. I would simply say that what we're trying to do here is make sure that we have the ability to use the area without, oops, we've gone over some magic line of just 3 or 4 acres that's supposed to be where the horses are. The horses are out there now. I don't think we're having any additional impact on anything that's going on, except that we're trying to follow all the rules and procedures. Riding stable is the term of special use that this city has that would allow her to do what she is doing. The primary impact here at the moment is we intend to try to help the traumatized children. I note that there was a letter filed concerning the fencing. We intend to fence on the west side of the property if this use is granted and the rezoning is granted. We indicated at the Pre-Development meeting that, when the times comes for us to build a fence, we're happy to consult with the neighbor to the west as to what type of input they would like to have toward the fencing. If someone has a real concern about the fencing, now, of course, they're not prohibited from putting up a fence on their property now if they wanted to. But we haven't had much of an issue, I think, in terms of our land use with the horses there now, and I would ask that the Commission give us an approval.

2. Mr. Lewis – You said that her horses are currently on the property. So this is really a question for Ms. Ladd. How many horses are on the property now and, basically, will that number increase at any point in time in the future – is that your intention?

3. Jennifer Ladd, the applicant – I have three horses currently. I've had more than that in the past. I sold one not too long ago. It's possible I would get another horse at some time. I don't need one for what I'm going to do.

4. Mr. Lewis – It's not going to be a horse farm any time soon, in other words?
5. Ms. Ladd – Well, it is a horse farm already and has been for many years.
6. Mr. Lewis – And the horses have been there?
7. Ms. Ladd – For that, you don't need special use.
8. Mr. Lewis – Right. Exactly. But the time frame that the horses have already been there?
9. Ms. Ladd – I'd say maybe 8 years.
10. Mr. Lewis – So what we have is a 20-acre parcel of land that has 3 or 4 horses on it you're going to use in therapy for traumatized children. We don't intend to increase the number of horses there. So really there's nothing changing other than we're just rezoning or using a special use for this piece of property?
11. Ms. Ladd – Right. To allow me to have a business rather than just personal use.

AUDIENCE PARTICIPATION:

1. Stephen Weichbrodt, 1400 Classen Boulevard – My interest in this particular parcel of land is that we are the neighbor to the west of this property. Jennifer's property line is the western boundary; ours is the eastern boundary. My concern is some of the words like "public stable." The only public stable I'm familiar with is Thunderbird Riding Stable and that's fraught with anybody that wants to come in and ride horses and sometimes they have parties and things and it gets out of hand and things like that. That's what my concern is. I have no objection to Jennifer's request for treating the children. I think that's a noble cause and I'm very supportive of that. My concern is if she is just wanting to use a portion of her property on the east side, why does she want to rezone the entire 20 acres if she's not going to use that? Why not just rezone the part that's necessary to accomplish her goals, instead of the entire 20 acres? I think in the event that the property changes hands in the future, then the objectives of that zoning could be different than what Jennifer's are.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Dave Boeck moved to recommend approval of Ordinance No. O-1112-42 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	Dave Boeck, Jim Gasaway, Cynthia Gordon, Diana Hartley, Tom Knotts, Curtis McCarty, Roberta Pailes, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	None

Ms. Tromble announced that the motion to recommend approval of Ordinance No. O-1112-42 to the City Council passed by a vote of 9-0.

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