

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JULY 14, 2016**

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 14<sup>th</sup> day of July, 2016. 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.

Chairman Andy Sherrer called the meeting to order at 6:30 p.m. He welcomed new Commissioner Lark Zink to the Planning Commission.

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Item No. 1, being:  
**ROLL CALL**

**MEMBERS PRESENT**

Sandy Bahan  
Robertta Pailes  
Erin Williford  
Andy Sherrer  
Lark Zink  
Tom Knotts

**MEMBERS ABSENT**

Chris Lewis  
Dave Boeck  
Neil Robinson

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  
Drew Norlin, Asst. Development Coordinator  
Terry Floyd, Development Coordinator

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Item No. 6, being:

**PCR-1617-1- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORMAN STATING AN OPINION REGARDING WHETHER COMMERCIAL ESTABLISHMENTS WHICH SELL DURABLE GOODS, SUCH AS APPLIANCES, FURNITURE, AND HOME IMPROVEMENT PRODUCTS, ARE SIMILAR IN CHARACTER TO THOSE USES ALREADY LISTED AS PERMISSIVE IN THE I-1, LIGHT INDUSTRIAL DISTRICT.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Resolution

**PRESENTATION BY STAFF:**

1. Susan Connors – We have been approached by several property owners in the industrial zone requesting whether particularly furniture sales is appropriate. In the I-1, Light Industrial District, there is a finite list of permitted uses. Auto sales is there. Boat sales. There's nothing specifically about any other types of sales that are listed. We don't believe that durable goods sales is very different than having stored automobiles and that kind of traffic. There is one section in each of the zoning districts that allows the Planning Commission to identify that a use is in the same character as the other permitted uses in that zoning district. You can make that opinion. So we are requesting an opinion of the Planning Commission this evening to determine whether the sale of durable goods is similar and can be allowed as a permitted use in the I-1, Light Industrial District.

2. Mr. Knotts – I was trying to figure out if there were some unintended consequences, but I don't see any.

Ms. Connors – This will allow antique furniture sales. It would allow appliance sales, also, and other larger durable goods. There's nothing particularly pressing about this, but we have been asked several times regarding this, and just felt that it was appropriate to bring it forward through this mechanism to determine so that we would have an answer for anyone who asked us again. I don't think "We don't think so" is a very good answer for people. It doesn't say it specifically, so we shouldn't let it happen.

3. Ms. Pailes – Why is the land desirable for furniture sales?

Ms. Connors – Warehousing is allowed, and some people manufacture things in warehousing and then want to sell them at the same location. That's the character of the people that have requested this of us.

Ms. Pailes – That seems entirely reasonable.

Ms. Connors – Warehousing plus sales. It's not all manufacturing, but it really is in the industrial context, so you don't have a fancy retail store.

4. Ms. Connors – This does not go to City Council. Your approval of this is the final approval.

**AUDIENCE PARTICIPATION:**

None

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

*Tom Knotts moved to adopt Planning Commission Resolution No. PCR-1617-1. Erin Williford seconded the motion.*

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

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

Ms. Tromble announced that the motion, to adopt PCR-1617-1, passed by a vote of 5-1.

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