

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 11, 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 11th day of October 2012. 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.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Jim Gasaway
Cindy Gordon
Diana Hartley
Tom Knotts
Curtis McCarty
Roberta Pailles
Andy Sherrer

MEMBERS ABSENT

Dave Boeck
Chris Lewis

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
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
Scott Sturtz, City Engineer

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Item No. 11, being:

ORDINANCE NO. O-1213-14 – G. BLAKE VIRGIN REQUESTS SPECIAL USE FOR AN OFFICE FOR PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, AND LOCATED AT 404 S. PETERS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Pre-Development Summary 8-23-12

PRESENTATION BY STAFF:

1. Ms. Hudson – The application before you is for a Special Use for an Office. The existing zoning in the area is predominantly R-3, with C-2 and RM-6 to the north. The existing land use in the area is a mix of residential, parkland, and office. The applicant purchased the site in November of 1992. There was already an office use there. The applicant is requesting to clean up some records and get a special use for this office. Staff does support that request. The applicant and his representative are present.

PRESENTATION BY THE APPLICANT:

1. Blaine Nice, 100 North Broadway, representing the applicant – As Ms. Hudson said, Mr. Virgin purchased this in 1992. About five to six years prior to that, it was used as a law office. We filed this application to kind of settle this matter once and for all. We believe it's a legal use and has been a legal use continuing for over 25 years. Somebody questioned that and staff reviewed the records and were unable to find some previous records that confirmed this. Just out of an abundance of caution and to solve this matter from this point on, we went ahead and applied for the special use. This truly fits in with the residential use in that area. There is a rental property behind the law office that Mr. Virgin also owns. The only sign is on the wall; there is not any large business sign. It is well maintained and there is adequate parking on the site. We would ask the Commission to approve the application.

AUDIENCE PARTICIPATION:

There was no participation from the audience.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Curtis McCarty moved to recommend approval of Ordinance No. O-1213-14 to the City Council. Diana Hartley seconded the motion.

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

YEAS	Jim Gasaway, Cindy Gordon, Diana Hartley, Tom Knotts, Curtis McCarty, Roberta Pailes, Andy Sherrer
NAYES	None
ABSENT	Dave Boeck, Chris Lewis

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1213-14 to the City Council, passed by a vote of 7-0.

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