

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 8, 2018

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 8th day of March, 2018. 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 Neil Robinson called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Nouman Jan
Neil Robinson
Erin Williford (arrived at 6:32)
Lark Zink (arrived at 6:31)
Dave Boeck
Tom Knotts
Andy Sherrer

MEMBERS ABSENT

Chris Lewis

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Roné Tromble, Recording Secretary
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
Terry Floyd, Development Coordinator
Elisabeth Muckala, Assistant City Attorney
Bryce Holland, Multimedia Specialist

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Item No. 8, being:

O-1718-39 – CLLC, L.L.C. REQUESTS SPECIAL USE FOR LIGHT MANUFACTURING AND SPECIAL USE FOR A BAR, LOUNGE OR TAVERN, FOR PROPERTY CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT, LOCATED AT 216 E. MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Facility Layout Diagram
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff supports this request and recommends approval of Ordinance No. O-1718-39.
2. Mr. Boeck – It seems like we've dealt with decibel levels and music downtown and various venues that play music. I've not heard anything about music here. But if they were going to do music, would they have to come back and deal with the ordinances on decibel levels and times and stuff like that?
3. Ms. Hudson – If they wanted to have live entertainment indoors, they would have to come back for the live entertainment special use.

PRESENTATION BY THE APPLICANT:

The applicants were present but did not make a presentation.

1. Mr. Boeck – Are you going to have a porter? [Affirmative answer not recorded.] And a stout? [Affirmative answer not recorded.]

AUDIENCE PARTICIPATION:

1. Jim Adair, 111 N. Peters Avenue – I'm here on behalf of the applicant, and I'm not going to pass up an opportunity for a minute or two at the mic. The buildings in the historical part of downtown Norman are from 90 to 120 years old. To the best of my knowledge, this particular building is over 100 years old. Needless to say, Main Street has seen a lot of change during that period of time. I've had the absolute pleasure to spend at least five days a week on Main Street for at least the last 45 years. I remember when Main Street changed from two ways to one way, and I hope I live long enough to see it change back. I can remember when the Mall was built, and much of the local retail left downtown and went to the Mall. In the last decade, we have seen the evolution of a wonderful synergy of local restaurants downtown, and they complement the office occupancy down there. I always say a good restaurant will do a good dinner business in any reasonable location. In downtown part of the secret is we've got a built-in clientele in the offices, and all of them do a good lunch traffic as well.

I could spend all evening talking to you about downtown and Center City. I'm going to try and limit this to a minute or two. Ownership downtown is really diverse. For the most part, downtown is healthy and really well-maintained. That doesn't happen by accident. It happens when the tenants, the property owners, and very, very importantly the municipality all care. We have a genuine walking environment downtown, and we've heard a lot of discussion about that these days. I think our walking environment is best evidenced tomorrow night by Second Friday, next month by the Music Festival, later this year by the Fall Festival. When you take the historical nature of downtown, the tenant mix, and the walking environment, we're seeing the true evolution of an entertainment district. I want to repeat that. We are seeing the evolution of an entertainment district. In my opinion, the vitality of downtown today relies heavily on the success of the restaurants and the bars. In turn, they're supported by the office occupancy and a wonderful emergence of new housing options in the Core.

This specific piece of property was in an estate and was locked up for fifteen years. Accompanying this rezoning, we'll do a major renovation, including sprinkling of the property. The patio you saw will actually be expanded. The front wall is old and needs repair, and we'll take the front wall out, move it back, and increase the size of the patio. I believe it was last year, in the 400 block of East Main, you all did a rezoning for a brewery. Structurally this is exactly the same as that. As you all know, in Norman, if you meet 51% of your sales are food, you're a restaurant. If you don't meet that threshold, the only other definition is that you're a bar. Obviously, the special use for light manufacturing is to permit brewing on-site. We think this zoning is really important and that this use is important to the continued evolution of downtown. We'd ask your support. Eric Martin and Sean Stanford, who are two of the three principals, are here. They can answer specific questions you may have about the operation. We'd be glad to try and answer any questions you have about the property itself. Thank you.

2. Mr. Boeck – Is that where Kelly's was?

3. Mr. Adair – Yes.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Ordinance No. O-1718-39 to City Council. Dave Boeck seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1718-39 to City Council, passed by a vote of 8-0.

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