

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JULY 12, 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 12th day of July, 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.

Chairman 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
Chris Lewis
Tom Knotts
Neil Robinson
Lark Zink
Erin Williford
Andy Sherrer

MEMBERS ABSENT

Dave Boeck

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Anais Starr, Historic Preservation Officer
Wayne Stenis, Planner II
Roné Tromble, Recording Secretary
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager
Elisabeth Muckala, Assistant City Attorney
Bryce Holland, Multimedia Specialist

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Item No. 5, being:

O-1819-2 – St. JOSEPH CATHOLIC CHURCH REQUESTS REZONING FROM C-2, GENERAL COMMERCIAL DISTRICT, AND R-3, MULTI-FAMILY DWELLING DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF PORTER AVENUE ON THE NORTH SIDE OF ACRES STREET AND CONTINUING SOUTH TO EAST GRAY STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. St. Joseph's Catholic Church SPUD, with Exhibits A and B

PRESENTATION BY STAFF:

1. Wayne Stenis reviewed the staff report, a copy of which is filed with the minutes. Staff supports these amendments to the Zoning Ordinance and recommends approval of Ordinance No. O-1718-51. Because it should not result in negative impacts on the surrounding neighborhood and meets the purpose and intent of the Code, Staff supports the request as submitted.

2. Mr. Robinson – This SPUD crosses several rights-of-way, so the SPUD for each of those segments is like a stand-alone, or is this just a group?

Ms. Connors – It's all of that property within this one SPUD.

Mr. Robinson – So even though each tract is isolated from the other by a public right-of-way, it's still part of the same SPUD?

Ms. Connors – Yes. All the legals are included in this.

3. Mr. Knotts – These signs are depicted in black and white. Is that the way they're planned?

Mr. Stenis – Yeah.

Mr. Knotts – They will be black and white? Very legible. High contrast.

PRESENTATION BY THE APPLICANT:

1. Toni Frioux – I have been a member of St. Joseph's Catholic Church just shy of 40 years, and over that 40 years I have had the opportunity to see some changes in our campus. I really appreciate the opportunity of being here this evening and would like to thank you for the time for us to present, and I'd also like to thank Mr. Stenis for the work that has done on our behalf to make this presentation this evening. I would just like to say a couple of brief comments. One is that I would request that you support our rezoning request to a SPUD designation. Currently we have several different types of zoning and I think this will definitely simplify operations for us currently, as well as in the future, in the event that we do continue to grow and need to come forth with some other requests at that point in time. We also, by approving this SPUD, will allow us to move forward with our signage package. I've had an opportunity to see the demographics in our church change a great deal over the past several years that I have been a member. When I joined St. Joseph's demographically we were about 95% Caucasian and 5% Hispanic. Now it's almost 50/50. We feel that having bilingual signage will be very helpful, not only to our members, but will also be helpful to the community because St. Joseph's is very dedicated in being an active participant in the community of Norman and meeting some of the needs that our individuals have. We believe that, by having the signage, it will decrease confusion. We happen to be a campus that has our chapel in our parish center and our church on another block, so sometimes it's very confusing to people who are non-members who attend events on our campus such as funerals, weddings, receptions, those kinds of things. We believe that it would be very helpful, not only to us personally as members, but also to the community. Our goal is to make sure that our signage is as aesthetically appealing as possible and contribute to the beautification projects currently in process for the City of Norman. I'd be happy to answer any questions, as would Deacon Randy Hearn, who is our Administrative Director for our church. Thank you.

AUDIENCE PARTICIPATION:

1. Harold Heiple, 2011 Morgan Drive – We were married in St. Joseph's Church in 1962. 1972 we moved to St. Thomas More, which is why I'm here for the next item. I can tell you that this is an excellent and long overdue thing that the church needs to have, which is identification to help not only the locals but the visiting public, and it cleans up a lot of things that have been problems over the years. I really encourage you, for the good of the community, not just the good of the church, to approve that. Thank you.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1819-2 to the City Council. Nouman Jan seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1819-2 to the City Council, passed by a vote of 8-0.

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