

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 13, 2014

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Complex, 201 West Gray Street, on the 13th day of March 2014. 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.

Vice Chair Sandy Bahan called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Jim Gasaway
Roberta Pailes
Tom Knotts
Chris Lewis
Cindy Gordon
Dave Boeck
Sandy Bahan

MEMBERS ABSENT

Andy Sherrer

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer
Scott Sturtz, City Engineer

* * *

Item No. 8, being:

NORMAN NEW LIFE BIBLE CHURCH – 3308 BROCE COURT

8. O-1314-40 – NORMAN NEW LIFE BIBLE CHURCH REQUESTS SPECIAL USE FOR A CHURCH, TEMPLE OR OTHER PLACE OF WORSHIP FOR PROPERTY CURRENTLY ZONED I-1, LIGHT INDUSTRIAL DISTRICT, LOCATED AT 3308 BROCE COURT.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo/Site Plan
4. Site Map
5. Interior Layout
6. Pre-Development Summary

PRESENTATION BY STAFF:

1. Ms. Greenlee – Norman New Life Bible Church is requesting Special Use for a Church, Temple or Place of Worship for property currently zoned I-1, Light Industrial. It does allow a church as a special use. This property is located at 3308 Broce Court. The existing zoning is I-1 and you can see the I-1 that's around it with PUD to the west. There is a vacant building currently at that site. The applicant will reconfigure the parking lot. Currently parking for a church is one per every four sanctuary seats. The parking requirement is met. There are about 222 seats, so they have to come up with about 58 parking spaces. They're well over that. They are designing the parking lot to accommodate all the traffic circulation. To the west there is a Planned Unit Development; currently that land is vacant and getting ready to be developed. There is more industrial to the north. I was there during the CCS pick-up time at 3:00 – which actually moves pretty fast. Office warehouse use all around. The proposal for this building is a vacant warehouse office use. The church is requesting the special use for the church. Staff supports the proposal. With the site plan that they've submitted, they meet the parking requirement. The church will hold services basically on Sunday, maybe one youth service in the evening on Sunday, and occasional small group meetings after business hours – after 6:00. There will be no negative impacts with any other surrounding businesses with traffic concerns. Staff does recommend the special use, Ordinance No. O-1314-40. I'd be happy to answer any questions. The applicant is here to make a presentation.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive – I'll be very brief since there are no questions. This is a Special Use. Janay took you through it. I want to show you a couple things. That is the site plan for the property. It will be reconfigured in the parking to provide well over 100 spaces. Again, as you heard from staff, there's only a need for a little over 50, so we're providing double the parking for this site. That's the interior plan for the site. You see the sanctuary with about 211 seats – relatively small church is what we're talking about. No protests. No persons even came to the Pre-Development hearing. No zoning change. No plan change. Already platted. Very straight-forward. Staff supports and we appreciate your support as well. Happy to answer any questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1314-40 to City Council. Tom Knotts seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1314-40 to City Council, passed by a vote of 8-0.

* * *