

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

FEBRUARY 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 February, 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
Lark Zink (arrived at 6:38 p.m.)
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
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
Terry Floyd, Development Coordinator
Kathryn Walker, Assistant City Attorney
Elisabeth Muckala, Assistant City Attorney

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Item No. 11, being:

O-1718-36 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO ADD “TINY HOUSES” AS A SPECIAL USE IN THE A-1, A-2 AND RE ZONING DISTRICTS AND ESTABLISHING REGULATIONS FOR THE USE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Ordinance No. O-1718-36

PRESENTATION BY STAFF:

1. Susan Connors reviewed the staff report, a copy of which is filed with the minutes. Staff recommends approval of Ordinance No. O-1718-36 based on staff research and the review and comments provided by City Council in the A-1, A-2 and RE zoning districts.

2. Mr. Sherrer – You included the Residential Estates Dwelling District on here. My term of estate versus tiny house usually don't line up really closely, but I understand that's because of the size of the property – the land is primarily residential estate. I know in the PlanNorman when we talked about residential estates – people weren't thinking tiny houses. But maybe that was my own impression. I just was curious about the thought process why we included that particular category.

3. Ms. Connors – Well, in the discussion – so this, again, would be the only structure allowed on those lots.

4. Mr. Sherrer – I think that's my concern. You have a two acre.

5. Ms. Connors – A-1 is also two acre lots, and A-2 is ten acre lots. And you would still only have that one structure allowed as your primary principal structure.

6. Mr. Sherrer – Maybe my concern is where residential estates have been planned within what has been proposed for the upcoming plan.

7. Ms. Connors – Again, this is zoning, not land use.

8. Mr. Sherrer – I understand. But they seem to coincide often.

9. Ms. Connors – Yes. I don't disagree. Well, you can certainly make a recommendation that that should be removed. The City Council discussions actually included all zoning districts at one point, and then decided that we should start very slowly with the larger lot districts to determine if a lot of people wanted to do this, it would be easier to get them in the rural area.

10. Mr. Boeck – So you couldn't have a tiny house and a regular sized house. The tiny house would eliminate the ability to build – so if you built a 320 square foot micro-home that your six member family could live in because you wanted to be efficient, then you couldn't also build a 5,000 square foot house next door.

11. Ms. Connors – That's correct. This creates this as your primary structure. These are 400 square feet or less. That's what the definition of the tiny house is.

12. Mr. Sherrer – My preference, and I'd certainly defer to the other Commissioners – my preference would be to remove the Residential Estates Dwelling District from the allowed zoning categories, but that, to me, seems counter to what I understood, at least in the discussions I've had about the upcoming plan – again, I know it's not zoning. I know that's just a plan

document, but it seems counter to what I understood from the discussion in those meetings – but, again, that's ...

13. Mr. Boeck – But what did you understand? I guess I don't understand.

14. Mr. Sherrer – I guess we understood that we would have a transition into agriculture, with homes of certain size that would allow that to occur on the edges, primarily, of the eastern part of Norman.

15. Mr. Boeck – Well, that still allows that to occur. You just choose to do a different size house than a tiny house.

16. Mr. Sherrer – Just puts a 400 square foot house next to a 5,000 square foot house, and is that what we were really seeking? Potentially.

17. Mr. Knotts – Would this ordinance prevent someone coming before the Commission and Council with a PUD or SPUD with multiple tiny houses in an engineered little 10-acre subdivision?

18. Ms. Connors – Well, it wouldn't prohibit it, but I have to say that City Council discussed that and, again, rejected the idea of allowing tiny house subdivisions at this time as part of this ordinance change. Of course, a PUD – any of the three types of PUDs we have – people can bring forward any types of uses that they wish to request.

19. Mr. Knotts – And this wouldn't prevent them from bringing that forward.

20. Ms. Connors – That's correct. Yes. But it would be a zone change in that case.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Ordinance No. O-1718-36, with the RE zoning district removed, to City Council. The motion died for lack of a second.

Tom Knotts moved to recommend adoption of Ordinance No. O-1718-36 to City Council. Sandy Bahan seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1718-36 to City Council, passed by a vote of 6-2.

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