

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

APRIL 13, 2017

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 13th day of April, 2017. 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 Erin Williford called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Chris Lewis
Neil Robinson
Erin Williford
Tom Knotts
Andy Sherrer

MEMBERS ABSENT

Nouman Jan
Lark Zink
Dave Boeck

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
Leah Messner, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Todd McClellan, Development Engineer
Carrie Evenson, Stormwater Engineer

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CONSENT DOCKET

Item No. 2, being:

APPROVAL OF THE MARCH 9, 2017 PLANNING COMMISSION REGULAR SESSION MINUTES

and

Item No. 3, being:

COS-1617-6 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DAVE PRICE (HUIT ZOLLARS) FOR PRICE FAMILY FARM FOR PROPERTY GENERALLY LOCATED AT 60TH AVENUE N.E. AND TECUMSEH ROAD.

and

Item No. 4, being:

SFP-1617-3 – CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY MITCHELL INVESTMENTS, L.L.C. (COMMERCIAL LAND SURVEYS) FOR BIG O TIRES & FAMILY DOLLAR FOR PROPERTY LOCATED AT 1481 AND 1485 EAST ALAMEDA STREET.

and

Item No. 5, being:

GID-1617-58 – SHAWN KRISHER REQUESTS AMENDMENT OF THE SITE PLAN FOR PROPERTY LOCATED AT 1100 E. CONSTITUTION STREET TO ADD AN ICE AND WATER KIOSK IN THE PARKING LOT.

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Chair Williford asked if any Commissioner would like to remove any item from the Consent Docket.

1. Mr. Lewis – I have a question in regard to Item 4. Just clarification – point of record – would staff address for us the parking issue in regards to retail space and when we're dividing the two lots. I understand there's an agreement in place, but when we look at the maximum number of spaces required for Family Dollar it would be 41, and it's unclear what Big O would require. I'm making a point for the record that I'm somewhat objectionable when we have a very close number of spaces, yet there are going to be two different owners for this property.

Ms. Connors – Mr. Lewis, the two businesses that are located on this property are currently in existence, so nothing is changing on the existing site. We have generally not required additional parking or landscaping or other improvements when nothing is changing. There will be a cross-access agreement on this property between the two owners to allow parking on either side, so there will be a reasonable number of parking spaces for the two businesses as they operate.

Mr. Lewis – Okay. And I respectfully understand that, but when the Family Dollar requires, at 8177 per 200 square feet, 41 spaces, and there's a total of 44 available, and the Big O Tire, when it falls under the automobile, it requires similar to two services per bay and we have no idea how many cars are going to be in the bay and how many employees are going to be working at the institution. It's very close in my opinion, and it is of note and concern.

Ms. Connors – This is an existing condition and the property owners feel that they can accommodate their patrons as it exists.

There being no further questions and no request to remove any item, Chair Williford asked if any member of the audience wished to remove any item. There being none, she turned to the Commission for discussion.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Tom Knotts moved to approve the Consent Docket as presented. Andy Sherrer seconded the motion.

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

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

Ms. Tromble announced that the motion, to approve the Consent Docket as presented, passed by a vote of 5-1.

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Item No. 3, being:

COS-1617-6 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DAVE PRICE (HUITT ZOLLARS) FOR PRICE FAMILY FARM FOR PROPERTY GENERALLY LOCATED AT 60TH AVENUE N.E. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Greenbelt Commission Comments

COS-1617-6, the Norman Rural Certificate of Survey for PRICE FAMILY FARM, was recommended for adoption by City Council on the Consent Docket by a vote of 5-1.

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