

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

DECEMBER 13, 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 13th day of December, 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
Chris Lewis (arrived at 6:31 p.m.)
Tom Knotts
Neil Robinson
Lark Zink
Dave Boeck
Erin Williford
Andy Sherrer (arrived at 6:39 p.m.)

MEMBERS ABSENT

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A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Interim Director, Planning &
Community Development
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Tara Reynolds, Admin. Tech.
Todd McLellan, Development Engineer
David Riesland, Traffic Engineer
Kathryn Walker, Assistant City Attorney
Bryce Holland, Multimedia Specialist
Terry Floyd, Development Coordinator

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Item No. 10, being:

O-1819-22 – JACKSON FREEDOM FARMS, L.L.C. REQUESTS SPECIAL USE FOR AN AGRI-WEDDING EVENT VENUE ON PROPERTY CURRENTLY ZONED A-2, RURAL AGRICULTURAL DISTRICT, AND LOCATED AT 4701 NORTH PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo
4. Regulations for Special Uses
5. Written Description of Project
6. Site Plan
7. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee reviewed the staff report, a copy of which is filed with the minutes. Staff supports the request for this Special Use and recommends approval of Ordinance No. O-1819-22.

2. Mr. Boeck – Well, considering this is the old Kuhlmann Homestead, I would think if they would add Oktoberfest to this in honor of the Kuhlmanns that would make it a lot more acceptable.

3. Mr. Knotts – I thought, when we approved the Agri-Wedding Venue permitting process that this was only to be allowed on existing agricultural use property.

Ms. Greenlee – The regulations for this special use for the Agri-Wedding is a special use permit in A-1 and A-2 only.

Mr. Knotts – In there it talks about the tax exempt status or something like that for agricultural.

Ms. Greenlee – Agricultural use – sales tax exemption for agricultural business.

Mr. Knotts – So what is the agricultural use that they're claiming to qualify for this?

Ms. Greenlee – I will let the applicant answer that question.

AUDIENCE PARTICIPATION:

1. Jack Porterfield – I've got property on the southeast that borders this particular track. I'm just wondering how this will affect with Hollywood Corners on Friday and Saturday nights. We went through a big discussion about Hollywood Corners and their music. How is this going to affect Friday and Saturday night weddings with it being right across the street. Is there going to be a continued round of problems arising from that? I have no connection to Hollywood Corners. I've been there, but I have no connection.

2. Ms. Greenlee – There's limited hours of operation and the conditions of use lay out all of that as far as the guest size and the owners do have to stay, or their designated appointee, has to be on the property on-site during all events. If there is going to be any outdoor live music, they have to get the noise permit from the City as well. They can only have them – how many times a year? So it's 10:00 a.m. to 10:00 p.m. Sunday through Wednesday, and 10:00 a.m. to midnight Thursday through Saturday. Under noise, unless otherwise approved by City Council as part of the special use, the wedding venues have to follow the standards in Article III, Section 10 of the Code of Ordinances and can only be permitted up to 12 noise variances annually. So they couldn't have any more than 12 events that are going to have music outside a year.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I'll just breeze through this very quickly to show you a couple things. One, I want to note all this activity is really only in the upper lefthand corner of this site where you see "subject property". The site itself as a parcel is large, over 100 acres, but most of the activity is up in this area up here, and there's reason for that is because this is all floodplain and WQPZ zone. All of our activities are outside of those

zones – nothing within those zones. We are all up in this upper left area outside of that. And this is, as Janay said, we're following the ordinance. This is the first one to come through. I don't know if you remember when Councilmember Wilson in Ward 5 – we really went through a pretty lengthy process to develop this ordinance. A lot of what the gentleman talked about was anticipated in this ordinance when it was developed and created. We're the first ones to put it into use. To answer the Commissioner's question about agricultural, this is actually farmed right now for alfalfa and grass-fed beef and cattle. So I believe that ongoing on this site and it will still continue to be ongoing. As you can see, most of the site is not the wedding venue; the rest of it is going to remain unchanged. So it is actually agri-use to remain agri-use. Just to look a little bit closer at the actual location, it doesn't show up very well, but the parking is up in the upper lefthand corner there. That's the existing house right there, and then the areas around it. I do want to highlight just a couple of these provisions and staff supports. Nobody came to any of the Pre-Development meeting night and there were no protests. But I want to highlight a little further on the ordinance. Lighting has to be full cutoff. We're not amending any of these issues, so lighting has to be full cutoff. Noise, as Janay said, you're limited to 12 variances a year. Sound amplification is covered in here; it says we can only do it in conjunction with a wedding ceremony and reception itself; you can't do it any other time. Beverage are covered here; you can only do that during the event, as part of the event; you can't do it any other time. And you're limited – one thing Janay didn't mention, you're limited to four times a week. So you have operating hours and then within that operating hours you're limited to only four times a week within that. So it's a pretty restrained ordinance and we're not amending any of that. So we're simply asking for it to be applied to this property as an Agri-Wedding Event use. And with that, I'd answer any questions you have. Thank you very much.

2. Mr. Knotts – Sean, what's the blue blob?

Mr. Rieger – That's the pond.

Mr. Knotts – To be built?

Mr. Rieger – I think there's actually already somewhat of a pond there, but I think it would be maybe enhanced.

Mr. Knotts – The existing house is part of the wedding venue?

Mr. Rieger – I believe so. I'm not sure exactly what – I think actually there may be a bridal suite planned in that particular location. But it would be part of the complex, yes.

Mr. Knotts – My computer crashed, so I can't access, but is it required that the owner of the property live on the property?

Mr. Rieger – I don't read it that way. It requires them to be there during the event and the full length of the event. I would defer to Ms. Hudson, but I don't believe it says they have to be a resident there.

Ms. Hudson – They do not have to live there.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-1819-22 to City Council. Erin Williford seconded the motion.

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

YEAS

Sandy Bahan, Chris Lewis, Tom Knotts, Neil Robinson, Lark Zink, Dave Boeck, Erin Williford, Andy Sherrer

NAYES

None

MEMBERS ABSENT

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Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1819-22 to City Council, passed by a vote of 8-0.
