

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

FEBRUARY 11, 2021

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, and via video conference on the 11th day of February, 2021.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://www.normanok.gov/your-government/public-information/agendas-and-minutes> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT
(via video conference)

Sandy Bahan
Lark Zink
Dave Boeck
Nouman Jan
Mark Daniels
Michael Jablonski
Erin Williford
Steven McDaniel
Erica Bird

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT
(in person, except as noted)

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney (video)
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager
Todd McLellan, Development Engineer
(video)

* * *

Chair Bird welcomed Michael Jablonski to the Commission, and thanked Tom Knotts for his service.

* * *

Item No. 5, being:

O-2021-30 – ALPHA CHI OMEGA HOUSING CORPORATION, PSI CHAPTER OF ALPHA CHI OMEGA REQUESTS SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE FOR PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, AND LOCATED AT 1115 COLLEGE AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Landscape Plan
5. Historic Impervious Area
6. Developed Impervious Area
7. Turn Study (Garbage Truck)
8. AXO Rev 1A
9. AXO Rev 2A
10. Pre-Development Study

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. She noted one error in the staff report; on page 5-3, under Site Plan, it states that the new building is proposed as a two-story structure; it should say three-story structure.

PRESENTATION BY THE APPLICANT:

1. Matt Siebert, Bockus Payne Architecture, representing the applicant – Ms. Hudson did a great job. I don't have anything to add to that. She and I have been working together the last couple weeks. One thing I would add, we had been working with staff for quite some time and did not understand that we needed to be on the Board of Adjustment instead of special use. We are a little bit out of order, but it wasn't intentional.

2. Mr. Boeck – What happened to the circle drive? All the other houses have circle drives. I'm not sure, never having been Greek, how that all works, but usually those driveways are set up so people can come pick up somebody or drop someone off, or if there's a bus coming to pick up the girls to go to a party somewhere. All of a sudden, there's no circle drive, and that seems to me to provide a blockage on the street if you have anything like that that happens.

Mr. Siebert – We have a straight shot through on the north side that they could easily pull a bus, and just like they're going to pull their deliveries in, and the same route that the garbage trucks will be taking, so they won't be blocking that west side. We actually – the parking spaces – we're required to have one per bed. We have 87 beds. So that's really kind of what gets us. So we removed the drive as a means by which to gain back some pervious area versus being impervious. But we do have the ability to pull a bus off of the street on the north side of the house, similar to the semi deliveries for the food and the trash truck, as I mentioned.

Mr. Boeck – That makes a lot of sense.

3. Mr. Jan – You said that there are 87 beds. What's the current occupancy of the building that's out there?

Mr. Siebert – The current house is approximately 70 beds.

Mr. Jan – So 17 more spots will need to be added. Is that right?

Mr. Siebert – That's one of the variances we're requesting. We've been able to get 77 on the site. It's very tight, and it's created a problem with some of the landscaping around the borders. We do have in place – the sorority is renting 10 spots from Kappa Sigma, which is to the west. They are currently doing that and plan to continue it. So that's the 10 spots that we're short.

4. Mr. Daniels – Regarding the impervious area, the max allowed is 65, so what will the percentage be as designed now?

Mr. Siebert – We're closer to 80. The house itself, there's an allowance up to 40% and we're at about 25 for the structure itself. We get to the 80 with the parking and the sidewalks that are on our property, and the other hardscape for the bicycle parking and just access around the site. The net increase from the historic to what we're proposing is just under 6,000 square feet of impervious area. We are doing detention up on the northeast corner of the parking lot so we don't impact the stormwater flow.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Williford – Commissioner Boeck, I was just going to pop up and mention to you, as an out-of-date former sorority girl, I think that circle drives are much less common than you think, and typically the buses just pull into the parking lot. I just wanted to mention that. And also, I think this looks like a great plan.

2. Mr. Boeck – Well, the newer houses have all built them. I just wasn't Greek, so I don't understand the Greek system. Thank you, Commissioner Williford, for filling me in.

Dave Boeck moved to recommend adoption of Ordinance No. O-2021-30 to City Council. Steven McDaniel seconded the motion.

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

YEAS	Sandy Bahan, Lark Zink, Dave Boeck, Nouman Jan, Mark Daniels, Erin Williford, Steven McDaniel, Erica Bird
NAYES	None
MEMBERS ABSENT	None
ABSTAIN	Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-30 to City Council, passed by a vote of 8-0-1.

* * *