

**BOARD OF ADJUSTMENT MINUTES**

**SEPTEMBER 28, 2011**

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in the South Conference Room of the Norman Municipal Building, 201-A West Gray, at 4:30 p.m., September 28, 2011. Notice and agenda of said meeting were posted in the Municipal Building at the above address 24 hours prior to the beginning of the meeting.

Item No. 1, being:

**CALL TO ORDER**

Chairman Tom Sherman called the meeting to order at 4:35 p.m.

\* \* \*

Item No. 2, being:

**ROLL CALL**

MEMBERS PRESENT

Margaret Farmer  
Jim Ruhl  
Hank Ryan  
Howard Saxion  
Tom Sherman

MEMBERS ABSENT

None

A quorum was present.

STAFF PRESENT

Doug Kosciński, Manager, Current Planning  
Wayne Stenis, Planner II  
Roné Tromble, Recording Secretary

\* \* \*

Item No. 3, being:

**APPROVAL OF MINUTES OF THE AUGUST 24, 2011 REGULAR MEETING.**

*Hank Ryan moved to approve the minutes of the August 24, 2011 Regular Meeting as submitted.  
Howard Saxion seconded the motion.*

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

YEAS

Hank Ryan, Howard Saxion, Tom Sherman

NAYS

None

ABSENT

None

ABSTAIN

Margaret Farmer, Jim Ruhl

Chairman Sherman announced that the motion to approve the August 24, 2011 Minutes passed by a vote of 3-0-2.

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Item No. 4, being:

**BOA-1112-7 – SONIC RESTAURANTS, INC. REQUESTS A VARIANCE TO ALLOW A LARGER GROUND SIGN IN LIEU OF A SECOND GROUND SIGN ON THE ADDITIONAL STREET FRONTAGE FOR PROPERTY LOCATED AT 705 NORTH PORTER AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Applicant's Statement of Justification
4. Drawing of Proposed Sign
5. Site Plan

**PRESENTATION BY STAFF**

Mr. Stenis presented the staff report, a copy of which is filed with the minutes. There were no protests filed on this application.

Mr. Saxion asked for further clarification on the "static" sign. Mr. Stenis explained that the text on the sign will be static. Mr. Koscinski noted staff's recommendation that a static message be a condition of the approval.

Mr. Saxion expressed concern about glare from the sign. Mr. Koscinski explained that the sign ordinance has lighting standards, and the new lighting ordinance therefore didn't address that. The applicant will comply with the requirements of the sign ordinance.

Mr. Ryan asked if the reason this site is allowed two signs is because of its location on a corner lot. Mr. Koscinski said they could have one sign on each street frontage. Previous boards have allowed this once or twice before. Staff believes it minimizes clutter – instead of two poles and two signs, they would be on one pole, making it more effective and doing no harm to the surrounding neighborhood.

Ms. Farmer asked how far below the existing sign this new cabinet will be. Mr. Stenis indicated it will be about 4 inches below the "Sonic" sign. Mr. Sherman noted that the space between the two cabinets counts as part of the sign. This configuration also conforms to the Porter overlay district, which wanted to keep as much of the commercial advertising off the side streets as possible.

**PRESENTATION BY THE APPLICANT**

Drew Ratcliff, representing the applicant, indicated staff has covered the request. He asked if he would need to provide any additional information to staff. Mr. Stenis responded that he has the information he needs.

**DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT**

*Jim Ruhl moved to grant the Variance to allow a larger ground sign in lieu of a second ground sign on the additional street frontage for Sonic, located at 705 North Porter Avenue, with the provision that the message board only contain a static message display and that, should the property owner opt to install a second ground sign on Frank Street, this Variance would become void. Margaret Farmer seconded the motion.*

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

YEAS	Margaret Farmer, Jim Ruhl, Hank Ryan, Howard Saxion, Tom Sherman
NAYS	None
ABSENT	None

Chairman Sherman announced that the motion to grant the Variance passed by a vote of 5-0. He informed the applicant of the 10-day appeal period before the decision is final.

\* \* \*

Item No. 5, being:

**MISCELLANEOUS DISCUSSION**

None

\* \* \*

Item No. 6, being:

**ADJOURNMENT**

There being no further business, Chairman Sherman adjourned the meeting at 4:48 p.m.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

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Board of Adjustment