

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JULY 9, 2015

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 9th day of July, 2015. 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 Sandy Bahan called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Roberta Pailes
Erin Williford
Tom Knotts
Sandy Bahan
Jim Gasaway
Chris Lewis

MEMBERS ABSENT

Dave Boeck
Cindy Gordon

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
Leah Messner, Asst. City Attorney
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager

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Item No. 2, being:

APPROVAL OF THE JUNE 11, 2015 REGULAR SESSION MINUTES

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to approve the Minutes of the June 11, 2015 Planning Commission meeting as presented. Andy Sherrer seconded the motion.

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

YEAS

Andy Sherrer, Roberta Pailes, Erin Williford, Tom Knotts,
Sandy Bahan, Jim Gasaway, Chris Lewis

NAYES

None

MEMBERS ABSENT

Dave Boeck, Cindy Gordon

Ms. Tromble announced that the motion, to approve the June 11, 2015 Planning Commission Minutes passed by a vote of 7-0.

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Item No. 3a, being:

R-1415-84 – SHAZ INVESTMENT GROUP, L.L.C. AND RIEGER, L.L.C. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM VERY LOW DENSITY RESIDENTIAL DESIGNATION TO MIXED USE DESIGNATION FOR APPROXIMATELY 760 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF POST OAK ROAD ON BOTH THE EAST AND WEST SIDES OF 36TH AVENUE S.E. (SE ¼ OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST; E ½ OF SECTION 15; AND W ¾ OF THE S ½ OF SECTION 14).

and

Item No. 3b, being:

O-1415-33 – SHAZ INVESTMENT GROUP, L.L.C. AND RIEGER, L.L.C. REQUEST REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 760 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF POST OAK ROAD ON BOTH THE EAST AND WEST SIDES OF 36TH AVENUE S.E. (SE ¼ OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST; E ½ OF SECTION 15; AND W ¾ OF THE S ½ OF SECTION 14).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement
4. Excerpt of Minutes of June 11, 2015 Planning Commission

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to postpone Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the September 10, 2015 Planning Commission meeting. Roberta Pailes seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Tom Knotts, Sandy Bahan, Jim Gasaway, Chris Lewis
NAYES	None
MEMBERS ABSENT	Dave Boeck, Cindy Gordon

Ms. Tromble announced that the motion, to postpone Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the September 10, 2015 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 4, being:

O-1415-43 – MICHAEL MILLER REQUESTS SPECIAL USE FOR A TYPE I BED AND BREAKFAST ESTABLISHMENT FOR PROPERTY CURRENTLY ZONED R-1, SINGLE FAMILY DWELLING DISTRICT, LOCATED AT 2107 WESTWOOD DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement
4. Excerpt of June 11, 2015 Planning Commission Minutes

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to postpone Ordinance No. O-1415-43 to the August 13, 2015 Planning Commission meeting. Jim Gasaway seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Tom Knotts, Sandy Bahan, Jim Gasaway, Chris Lewis
NAYES	None
MEMBERS ABSENT	Dave Boeck, Cindy Gordon

Ms. Tromble announced that the motion, to postpone Ordinance No. O-1415-43 to the August 13, 2015 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 5, being:

O-1415-44 – Z & A LIMITED PARTNERSHIP REQUESTS SPECIAL USE FOR A MIXED BUILDING FOR PROPERTY CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT, LOCATED AT 226-228 EAST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Excerpt of June 11, 2015 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Janay Greenlee – Z&A Limited Partnership is requesting a Special Use for a Mixed Building at 226 and 228 East Main Street. The existing zoning is C-3. The existing land use is commercial. This is a slide of the six other special uses for mixed buildings granted within the last ten years, basically since the Main Street revitalization went on east of the railroad tracks. This is the site itself; it used to be the Blair Furniture building. It is zoned C-3. In C-3, a mixed building is allowed with a Special Use. This is looking west on Main Street. This is the rear of the building and the alley between Crawford and Peters. This is the parking lot that is directly behind it; it's the old furniture store building parking lot. They do rent out spaces to people that live in the loft apartments downtown. As you know, there is no parking requirement in C-3. This is looking east. So, with that being said, the applicant is requesting the Special Use for a Mixed Building. There have been six others granted in the last ten years, and staff does support and recommends the Special Use, Ordinance No. O-1415-44. I'd be happy to answer any questions.

2. Mr. Gasaway – Just a curiosity question. What's the square footage proposed for those?
Ms. Greenlee – It is six loft apartments. I don't have the exact square footage, but Mr. Adair is present and he can probably give you a better idea on that.

3. Ms. Pailles – This is almost a historical question. When Landsaw's was downtown, which is a while ago now, there were actually apartments above it and they must have been grandfathered in. They were narrow, tiny hallways. There was a total fire trap. Tiny little apartments. Old wood. I assume all of that's changed, brought up to code. Nothing is grandfathered in.

Ms. Greenlee – Correct. When they come in for the interior remodel, they have to go through the building permit process and meet all of those regulations.

PRESENTATION BY THE APPLICANT:

1. Jim Adair, 111 North Peters – Good evening. I have spent most of my life across the street from this property. For the last 33 years, this was Blair's Furniture. Gene Blair started the business in 1982 when he bought the building from the Ewing family. When Gene retired, his son Scott continued the business. And upon Scott's retirement, they were kind enough to let us buy it and we hope to shepherd it into its next life. The applicant is Z&A Limited Partnership, which is a family partnership that belongs to me, my son, and my daughter. And, in all honesty, for us it doesn't get much more fun than this. Our desire would be to preserve this property and its historical elements, but also to help it fit into the future. We'd like to enhance its use and add to its contribution to the vitality of downtown. To the best of my knowledge, the upstairs has not been occupied for, I'm going to say, 60 years. It's little more than a shell. Literally, the first time we walked through it and today – it has been re-roofed a couple years ago but there's more plaster on the floor than there is on the ceiling. It has had some hard times. The request before you tonight is for Mixed Use for residential above commercial. This is the third time in 13 years that we've gotten to come before you to do this. I go back a little further – Janay only went back 10 years. There really aren't that many opportunities downtown to do loft apartments. Frequently, the upstairs has been remodeled extensively into something else, or it just doesn't lend itself to loft apartments. The other thing we're really excited about on this one – in our family, we have five loft apartments downtown today. Three of those are 1,500 square feet or larger. And lots of times that's dictated by the building. I like to say you have to let the old

building talk to you. This one, the way it's configured, our current plan is seven loft apartments, probably from 600 to 800 square feet. Again, I don't have detailed plans. We actually closed on the property two weeks ago, and it would be a little presumptuous to do a lot of architecture before Council approves this. That's very generally where we're heading today. It isn't part of this application. The downstairs will obviously remain commercial. We don't have anything definitive on it yet. We're talking to a restaurant and hoping that will work out. Originally we had thought we would do four one-car garages off the back of the building that would open to the alley. When we got into it and saw the structural supports in the back of the building, it's cut into perfect thirds, so I think we will probably do three one-car garages and either do individual or a shared bicycle storage for the other units. I don't want to take a lot of your time. I don't see a lot of people behind us tonight, but I would stop there and be glad to answer any questions you all have. Roberta, I was trying to remember your questions a minute ago. You were talking about apartments above Landsaw's. Landsaw's was north of the First Baptist Church and was demolished a number of years ago. There are, to the best of my knowledge, still loft apartments above Mister Roberts. It was a hotel many, many years ago and those have been grandfathered in. We've already been in meetings with Ms. Connors and Mr. Christian and are working through code issues. By the time you meet fire and safety codes, get natural light into each unit and deal with the physical constraints of a 100 year old building, these are a lot of fun.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Lewis – Mr. Adair, I would say to you I think this is a great opportunity to bring vitality back down to our downtown at a cost that's affordable when we're looking at square footage. So thank you for that.

Chris Lewis moved to recommend adoption of Ordinance No. O-1415-44 to the City Council. Jim Gasaway seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Tom Knotts, Sandy Bahan, Jim Gasaway, Chris Lewis
NAYES	None
MEMBERS ABSENT	Dave Boeck, Cindy Gordon

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1415-44 to the City Council, passed by a vote of 7-0.

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Item No. 6a, being:

R-1516-5 – BISON RIDGE INVESTMENTS REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INSTITUTIONAL DESIGNATION TO COMMERCIAL DESIGNATION FOR 0.95999 ACRES OF PROPERTY LOCATED AT 601 NORTH PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

Item No. 6b, being:

O-1516-2 – BISON RIDGE INVESTMENTS REQUESTS REZONING FROM RM-2, LOW DENSITY APARTMENT DISTRICT, TO C-3, INTENSIVE COMMERCIAL DISTRICT FOR 0.95999 ACRES OF PROPERTY LOCATED AT 601 NORTH PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Layout

Item No. 6c, being:

O-1516-3 – BISON RIDGE INVESTMENTS REQUESTS VACATION AND CLOSURE OF THE ALLEY WAYS ON AND ABUTTING 601 NORTH PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Applicant's Request with Exhibit A
4. Email of Non-Objection from OEC

PRESENTATION BY STAFF:

1. Janay Greenlee – This is a request from Bison Ridge Investments for a NORMAN 2025 Land Use and Transportation Plan amendment – Institutional designation to Commercial at 601 North Porter. Currently the land use is institutional for this tract, which is currently zoned C-3, and this tract, which is currently zoned RM-2. This is the proposed land use amendment to Commercial for both tracts. Also rezoning from RM-2, Low Density Apartment District, to C-3, Intensive Commercial at 601 North Porter. This is the existing zoning on this tract, which is RM-2. Existing land use – right now the tract is vacant – both are. This was the site before the tornado of April 2012 that came through downtown. This was a storage facility for Norman Regional Hospital and this was a parking lot. Previously, this had a special use for a parking lot and since the tornado took that out and they demolished everything, it was over two years ago – that special use for that rear piece has expired. Also, they are requesting a vacation and closure of the alley on and abutting 601 North Porter. That was the portion that you saw that was between these two tracts, right here. They are requesting an easement for the utilities when they vacate and close that. This is the proposed site plan and layout for a restaurant that will be on the corner of Porter and Hughbert and the parking lot in the rear. Here is the alleyway that will be vacated and that will just be maintained for utility easement. This is the site itself. Looking across the street at Porter on Hughbert. Lots of commercial up and down Porter. Site looking to the north. This is the proposed rezoning for this section right here from RM-2 to C-3 to support the proposed restaurant for parking. This is looking south, directly across from the RM-2 portion of that property. And the alley across to the south with the auto body shop also to the south. Looking to the south on Porter. Again, all commercial uses abutting Porter – restaurants, convenience stores. Looking to the north. And then there is, right next door to this, a medical facility. And directly across the street. This does fall within the Norman Porter Corridor Plan. It does fit the commercial designation and that use there. They're proposing a restaurant there. It's already zoned C-3 in the front. Like I said, the back portion is just RM-2 to C-3. Staff does approve and recommends

approval of Ordinance No. O-1516-2, Resolution No. R-1516-5, and the vacation alley closure for an easement.

2. Mr. Gasaway – Porter is kind of a mishmash of setbacks because the street was widened so much after of those businesses were there it's almost like a drive-through – they could hand you a cone out their front door they're so close. What's the current setback on Porter for new construction?

Ms. Greenlee – It will be C-3. They're showing right now – I believe it's going to be 25 feet, it looks like.

Mr. Gasaway – That's what it is to the building?

Ms. Greenlee – The C-3 zoning will determine the setback on Porter.

3. Mr. Lewis – Can you go back to that one slide – the overview? If we're closing that alley right-of-way, we're not impeding anything with our sanitation department picking up any garbage like we got into on Main Street and Flood?

Ms. Greenlee – Correct. There is an existing dumpster at this location and they, from my understanding, will have access to that.

4. Mr. Gasaway – One other question. I'm guessing blue is the vacant lot that's not affected by this? Is that correct?

Ms. Greenlee – No. That is the rezoning. That's what's going to go from RM-2 to C-3.

Mr. Gasaway – Okay. I thought there was a vacant lot, though.

Ms. Greenlee – The whole lot is vacant.

Mr. Gasaway – Right. But I thought there was one more lot before you got into the end line of the Porter Corridor.

Ms. Connors – There is. There is one more lot, but it's this one with the house on it.

Ms. Greenlee – Yes. This is where the Porter Corridor – the commercial limit line.

Mr. Gasaway – So the whole vacant part up to the house is the change, and then, if let's say the restaurant is wildly successful and they need more parking, that property with the house, then, could be available under the Porter guidelines.

Ms. Greenlee – It could. And just so I make myself clear, the whole thing is going from Institutional to Commercial. This portion here is already zoned C-3. This is the only portion that the rezoning is requested.

5. Ms. Pailles – What is the landscaping like along both Porter and Hughbert?

Ms. Greenlee – They'll have to comply with all the landscaping ordinances for commercial development, and within the parking lot as well.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – McKenzie Britt also with me on behalf of the applicant. I don't know how many of you were here when we did the Porter zonings in the past, but I know some of you remember those – Van's Pig Stand, the Goodman building. And this room would be full of people in opposition and fighting. So the Porter Corridor study did what it was supposed to do and brought us to nights like this where we're not arguing any longer about where the limit of commercial should be. So it's very pleasing to come tonight without protest after protest on that particular point. I'll take you through just a few points and try to respond to a few of the questions that have happened as well. As Janay said, this is the rezoning right here. The Porter Corridor line is back here. So we are not at the edge of it, yet. We're fully within the parameters of the commercial limits and, as you heard, this used to be a building. It used to be a medical records storage building, destroyed in the tornado. It's time for this to find its next use. I do want to go back and just highlight one slide real quick to show you how divergent it really was, and that's this slide. You can see that the blue Institutional is really out of place, if you want to talk about spot zoning or things like that; really the current condition is that, in that it's totally surrounded by commercial.

We're simply seeking to change that to commercial so that it's in line with what everything else is around it. So now let me fast-forward again here and get through to where we're at and highlight a couple other things. I'll try to be very brief. Basically, this is Porter and Hughbert. Across the street was a significantly fought rezoning of the Goodman building back in the years past before the Porter Corridor was adopted. This is just a little bit under an acre for the entire site. But I think it's really quite well-done in the sense that, if any of you read the Porter design overlay guidelines when they first came out on this area, they asked for the buildings to be pushed to the street. That was a major part of that push. It didn't get adopted fully like that, but that was the push when we had the study. This tries to honor that – brings the building to front; puts the parking to the rear. I do want to show you that right now we are showing landscaping on this little strip. That is the alleyway right there that we're asking to be vacated. Staff has requested that we not put trees on that, and so please disregard the trees there. There is a sewer line that runs right up and down that area. We will retain an easement for the City on that location and we will not plant large trees across that easement. Basically, this will present a very nice corner. It kind of reminds me of The Mont corner – a garden right on the corner. There will be significant landscaping around that building, up in the front. Entryway is here with a covered entry right here. Handicapped parking here. And really protected parking at the rear of the facility. As you heard, this was already zoned C-3. So the front part of this already fits. There's really no rezoning required at all to do what we're doing in that location. Really the only rezoning is this back here; but, again, it was already functioning as a parking lot previously under a special use permit; it just simply died because of non-use. So we're continuing the same uses as far as zoning goes. This is the actual plan – the Porter Corridor plan, just to show you we are entirely within those commercial limits. That's our dot, and this is from GIS and you see the purple there is the actual commercial limits. So the question earlier about is there another lot – there is. That's it right there. The limits of commercial extend back into this area, so there's still plenty of room for commercial to actually extend to the east if it needs to do that over time. This is the alley, again, that we're asking to vacate so that we can have a combined parking lot. We don't have an alleyway through it. We will, of course, accommodate the easement for the sewer. With that, that really is all I have. We have full staff approval. We had nobody even appear at Pre-Development hearing. Nobody is here tonight. Nobody has protested. With that, I'm happy to answer any questions you have, and we ask for your consideration. Thank you.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Resolution No. R-1516-5, Ordinance No. O-1516-2, and Ordinance No. O-1516-3 to the City Council. Andy Sherrer seconded the motion.

1. Mr. Gasaway – Just want to say thank you to the applicants for a nice improvement on the Porter Corridor. That is near and dear to my heart, as most of you all know. And this is the kind of enterprise that we hoped would come to Porter once we had some of that set up. Thank you to Mr. Rieger for mentioning its impact and our lack of participation tonight, which is a wonderful thing, because everybody knows the rules and that helps avoid controversy. Thank you to the applicants.

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

YEAS	Roberta Pailes, Erin Williford, Tom Knotts, Jim Gasaway, Dave Boeck, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	Andy Sherrer, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1516-5, Ordinance No. O-1516-2, and Ordinance No. O-1516-3 to the City Council, passed by a vote of 7-0.

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Item No. 7a, being:

O-1516-4 – JOSEPH AND TAYA NEELY REQUEST REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO A-1, GENERAL AGRICULTURAL DISTRICT, FOR 3.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF EAST FRANKLIN ROAD APPROXIMATELY ¼ MILE WEST OF 48TH AVENUE N.E. AT 4630 E. FRANKLIN ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report

Item No. 7b, being:

PP-1516-2 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JOSEPH AND TAYA NEELY (LEMKE LAND SURVEYING, L.L.C.) FOR NEELY ACRES FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF FRANKLIN ROAD APPROXIMATELY ¼ MILE WEST OF 48TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Pre-Development Summary

PRESENTATION BY STAFF:

1. Jane Hudson – This application for rezoning is fairly straight-forward. The existing zoning in the area is A-2. The applicants purchased the property several years ago in this configuration of 3.28 acres, and they decided they were going to demolish the home and rebuild, only to find out that the property had been subdivided at some point in time, prior to their purchase, which created an illegal lot. So they're moving forward to request rezoning. As you can see, the area is a majority of A-2 zoning; there is a small piece of Residential Estates there to the east. The existing land use in the area is single family. There is Robin Hill School at the corner of Franklin and 48th, as well as a church on the southeast corner. This is the tract itself; you can see the single family there surrounding the area. This is the preliminary plat that they've submitted. This is looking from Franklin to the house. This is looking back to Franklin. Continuing north, the vacant property across the street. Back to Robin Hill School there to the east. Again to the east. And this is looking to the west to the adjacent property. And then looking back west on Franklin Road. As stated, the applicants are moving forward to request a rezoning from A-2 to A-1. They're taking it down to A-1 because they have 3 acres; in A-1 they can have 2 acres, and abut Franklin Road for a distance, I believe, of 35' which will allow them to move forward with the plat on this as well. Staff does recommend approval of Ordinance No. O-1516-4 as well as the preliminary plat PP-1516-2. I'd be happy to answer any questions you might have. The applicants and their surveyor are here if you have any questions for them as well.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Ordinance No. O-1516-4, and PP-1516-2, the Preliminary Plat for NEELY ACRES, to the City Council. Chris Lewis seconded the motion.

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

YEAS	Roberta Pailles, Erin Williford, Tom Knotts, Jim Gasaway, Dave Boeck, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	Andy Sherrer, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1516-4 and PP-1516-2, the Preliminary Plat for NEELY ACRES to the City Council, passed by a vote of 7-0.

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Item No. 8, being:

MISCELLANEOUS COMMENTS

1. Ms. Connors – We have a development of 760 acres in the southeast portion of the City moving forward in a little bit different manner because we can't move it forward with a preliminary plat; it's too large. It doesn't make any sense to try and preliminary plat that large a piece of land when we're 30 years out from development. So what we are proposing is probably rezoning, land use plan amendment, and a master development plan, which will be a policy shift from anything that either the Planning Commission or City Council have seen in the past. We wanted to spend a little bit of time – the Legal Department, the Public Works Department, and the Planning Department – to explain the policy shift and where we're headed, and give you an idea about the development. But we can't make a presentation on what they're proposing because you need to hear that de novo at your public hearing process. It could be as much as an hour, but I don't think much more than that. We're trying to set a schedule to get to the Planning Commission then City Council with a presentation prior to any action being taken on this property. My recommendation would be we're trying to set it in July. I wondered if you would be available Wednesday, the 22nd or Thursday, the 23rd of July.

Three Commissioners indicated availability on Wednesday; six Commissioners indicated availability on Thursday. The Study Session will be Thursday, July 23 at 6:00 p.m.


2. Ms. Connors asked if Commissioners would like to receive the quarterly updates to the "Current Plat Activity" maps electronically, or continue to receive paper copies. Ms. Bahan and Ms. Pailles asked to continue receiving paper copies.

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Item No. 9, being:

ADJOURNMENT

Jim Gasaway moved to adjourn. Chris Lewis seconded the motion. There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:03 p.m.



Norman Planning Commission