

BOARD OF ADJUSTMENT MINUTES

JUNE 26, 2019

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray, at 4:30 p.m., on Wednesday, June 26, 2019. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at www.normanok.gov/content/board-agendas in excess of 24 hours prior to the beginning of the meeting.

Item No. 1, being:

CALL TO ORDER

Chairman Andrew Seamans called the meeting to order at 4:30 p.m.

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Item No. 2, being:

ROLL CALL

MEMBERS PRESENT

Brad Worster
Curtis McCarty
Mike Thompson
Andrew Seamans

MEMBERS ABSENT

James Howard

A quorum was present.

STAFF PRESENT

Wayne Stenis, Planner II
Roné Tromble, Recording Secretary
Elisabeth Muckala, Asst. City Attorney

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Item No. 3, being:

APPROVAL OF MINUTES OF THE APRIL 24, 2019 REGULAR MEETING

Brad Worster moved to approve the minutes of the April 24, 2019 Regular Meeting as presented. Mike Thompson seconded the motion.

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

YEAS	Brad Worster, Curtis McCarty, Mike Thompson, Andrew Seamans
NAYS	None
ABSENT	James Howard

Ms. Tromble announced that the motion to approve the April 24, 2019 Board of Adjustment Regular Meeting Minutes as presented passed by a vote of 4-0.

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Item No. 4, being:

BOA-1819-13 – MELVIN & ELIZABETH ROADRUCK REQUEST A SPECIAL EXCEPTION TO ALLOW A MOBILE HOME TO SERVE AS A TEMPORARY SECOND DWELLING TO RELIEVE A MEDICAL HARDSHIP FOR PROPERTY ZONED A-2, RURAL AGRICULTURAL DISTRICT, AND LOCATED AT 16620 E. INDIAN HILLS ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Application with Attachments
4. Aerial Photo

PRESENTATION BY STAFF:

1. Mr. Stenis reviewed the staff report, a copy of which is filed with the minutes. Staff recommends approval of the request for three years, to begin the effective date of the Certificate of Occupancy of the mobile home. No letters of protest or support were received.

PRESENTATION BY THE APPLICANT:

The applicants were present, but did not make a presentation.

Mr. Worster asked if the mobile home has been purchased. Mr. Roadruck said it has not been purchased; their daughter wants to sell her house and then purchase the trailer. There is an existing pad, septic tank, and a well that have been in existence for quite some time.

Mr. Worster asked when they think the mobile home will be moved onto the property. Mrs. Roadruck said it would probably be in the next couple of months. Mr. Roadruck added that there is some bulldozing that has to be done to improve a road to the site.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mike Thompson moved to approve BOA-1819-13 as recommended by staff. Curtis McCarty seconded the motion.

Mr. Worster suggested adding a condition that it be started within 12 months, to give them time to get it installed, but not have a perpetual approval outstanding. Mr. Stenis suggested that it could be worded to say that the three years would start at the time the CO is issued or 12 months from this date, whichever comes first.

Mr. McCarty proposed the friendly amendment say, whichever comes first, 12 months from today, or they get the Certificate of Occupancy within 12 months of today, and the 3-year time starts.

Mr. Thompson accepted the friendly amendment.

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

YEAS	Brad Worster, Curtis McCarty, Mike Thompson, Andrew Seamans
NAYS	None
ABSENT	James Howard

Ms. Tromble announced that the amendment passed by a vote of 4-0.

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

YEAS	Brad Worster, Curtis McCarty, Mike Thompson, Andrew Seamans
NAYS	None
ABSENT	James Howard

Ms. Tromble announced that the motion as amended, to approve the Special Exception as recommended by staff, with a condition that the Special Exception is for a period of 12 months from today's date, or for three years from the date the Certificate of Occupancy is obtained within that 12 months, passed by a vote of 4-0.

Mr. Seamans noted the ten-day appeal period before the decision is final.

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Item No. 5, being:

MISCELLANEOUS COMMENTS OF THE BOARD OF ADJUSTMENT AND STAFF

Mr. Worster commented on changing the ordinance for Special Exceptions for Medical Hardships to allow for staff approval of up to two extensions. Ms. Muckala indicated the change is currently in the works. Mr. Worster added that it would keep the applicants from having to do the application fee, certified ownership list, and other expenses every three years. It would give them up to nine years, if two administrative extensions are allowed.

Mr. Stenis announced he is retiring on June 28. He appreciates the Board's service to the community. Board members congratulated him and wished him well on his next adventure.

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Item No. 6, being:

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:40 p.m.

PASSED and ADOPTED this 25th day of September, 2019.


Board of Adjustment