



CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, November 30, 2022 at 4:30 PM

MINUTES

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, at 4:30 p.m., on Wednesday, November 30, 2022. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at <https://www.normanok.gov/your-government/public-information/agendas-and-minutes> in excess of 24 hours prior to the beginning of the meeting.

Secretary Brad Worster called the meeting to order at 4:45 p.m.

ROLL CALL

PRESENT

Ben Bigelow
Brad Worster
Micky Webb

ABSENT

Curtis McCarty
James Howard

A quorum was present.

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Rone' Tromble, Admin. Tech. IV
Beth Muckala, Asst. City Attorney

ACTION ITEMS

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the September 28, 2022 Regular Board of Adjustment Meeting.

Motion made by Webb to approve the minutes of the September 28, 2022 Regular Board of Adjustment meeting as presented, Seconded by Bigelow.

Voting Yea: Bigelow, Worster, Webb

The motion to approve the minutes of the September 28, 2022 Regular Board of Adjustment meeting was adopted by a vote of 3-0.

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2223-8: FASTSIGNS, on behalf of Diamond Crest Apartments, requests a Variance of 25' to the 25' setback under 18:505(a)(2) to allow two ground signs for an apartment complex located at 101 Crestland Drive.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Application with Attachments

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes. She added that the site plan was reviewed by the Traffic Engineer, who had no problems with the proposed locations.

PRESENTATION BY THE APPLICANT:

1. Jay Matlock, FASTSIGNS, 927 N. Elm Place in Broken Arrow, representing Diamond Crest Apartments, presented the project. The owner recently purchased what used to be the Hillcrest Apartments on Alameda; they are going through a remodel and want to get visibility for the complex.
2. Mr. Bigelow asked about a sign on the gable end of the building. Mr. Matlock responded that the sign on the building is not part of the variance request.
3. Mr. Worster asked what the sign at the entrance on Crestland will look like. Mr. Matlock responded that it will be very similar to the sign on the corner, with the telephone number and new logo, for identification visibility.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Motion made by Webb to approve the variance as requested for BOA-2223-8,
Seconded by Bigelow.

Voting Yea: Bigelow, Worster, Webb

The motion to approve BOA-2223-8 was adopted by a vote of 3-0.

Mr. Worster noted that there is a 10-day appeal period before the decision is final.

3. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2223-9: Telamon, on behalf of Anthemnet, requests a Variance of 113.5' to the 200' setback under 22:431.2(3)(d) for property located at 6698 East State Highway 9.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Application with Attachments

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Carrie Willey, Telamon on behalf of Anthemnet, 320 NE 39th Terrace in Oklahoma City, presented the project.
2. Mr. Bigelow asked the lifespan of the tower. Ms. Willey responded that the lease is for 30 years. Mr. Worster asked about options for extensions. Ms. Willey responded that the lease is 5 years, with options for 5 additional periods, for 30 years total.
3. Mr. Bigelow commented that it appears that the variance is because of self-imposed restrictions. Ms. Willey responded that the property owners prefer the variance.

AUDIENCE PARTICIPATION:

1. Blake Virgin, 6710 E. State Highway 9, spoke in opposition to the request. He provided a handout with information, including a "Site B" which will meet all the applicant's stated objectives. He does not believe there is a valid justification for varying from the ordinance.
2. Mr. Bigelow commented on page 32 of the agenda packet, the last bullet point says "there were no objections from the community". That clearly doesn't seem to be the case. Mr. Virgin responded that they were told at the Pre-Development meeting that they could build the tower as a matter of right.

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

1. Mr. Webb stated he is not in favor of granting the variance.
2. Mr. Bigelow added that he would also vote no.
3. Ms. Willey said she would request the Board go ahead and vote on the request.

Motion made by Bigelow to reject the variance requested for BOA-2223-9, Seconded by Webb.

Voting Yea: Bigelow, Worster, Webb

The motion to reject BOA-2223-9 was adopted by a vote of 3-0. The variance was denied.

Mr. Worster noted that there is a 10-day appeal period before the decision is final.

MISCELLANEOUS COMMENTS

Ms. Tromble noted the calendars for the 2023 meetings were distributed. The next meeting will be the 4th Wednesday in January. The meetings are currently scheduled to be held in Council Chambers, and we will update the location once we know when the new building will be ready.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 5:11 p.m.

Board of Adjustment