

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JULY 8, 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, on the 8th day of July, 2021.

Notice and agenda of the meeting was 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.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Nouman Jan
Steven McDaniel
Erica Bird
Lark Zink
Dave Boeck
Sandy Bahan

MEMBERS ABSENT

Erin Williford
Mark Daniels
Michael Jablonski

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Logan Hubble, Planner I
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney
David Riesland, Transportation Engineer
Jami Short, Traffic Engineer
Nathan Madenwald, Utilities Engineer

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Item No. 9, being:

O-2122-4 – CITY OF NORMAN – NORMAN UTILITIES AUTHORITY REQUESTS SPECIAL USE FOR MUNICIPAL USES, INCLUDING VERNON CAMPBELL WATER TREATMENT PLANT, FOR APPROXIMATELY 36 ACRES OF PROPERTY ZONED A-2, RURAL AGRICULTURAL DISTRICT, GENERALLY LOCATED AT 3000 E. ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Preliminary Site Development Map
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Nathan Madenwald, the applicant – The application is taking the existing property as it has been used and bringing into compliance with the current zoning requirements. The driver for that is the 600 kw solar array being installed at the northeast corner of the site. That will be used in a net metering concept to offset three large electric meters and to offset power requirements and reduce operating costs for the facility.
2. Mr. Boeck asked what percentage of the total electrical needs are going to be provided. Mr. Madenwald indicated he would have to get that information.
3. Mr. Jan asked the cost of the project. Mr. Madenwald responded the overall cost for the project is \$4.77 million for this site and also the site at the water reclamation facility. The break-even time is pretty close to the life of the facility – a 20-year life. But this also aligns with the Mayor's climate goals, where we're able to offset some of our electric usage and use sustainable sources. Mr. Jan asked if the City is going to be maintaining the solar array. Mr. Madenwald said they will be doing a performance contract with the supplier, so they will be maintaining it for us on an annual basis.
4. Mr. McDaniel asked if the \$4.77 million will be paid back over the 20-year period. Mr. Madenwald said there was capital funding available to do the project, but the return on investment will be in that 20-year period.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-2122-4 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	Nouman Jan, Steven McDaniel, Erica Bird, Lark Zink, Dave Boeck, Sandy Bahan
NAYES	None
MEMBERS ABSENT	Erin Williford, Mark Daniels, Michael Jablonski

The motion, to recommend adoption of Ordinance No. O-2122-4 to City Council, passed by a vote of 6-0.
