



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, June 12, 2025 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, June 12, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Commissioner Bird called the meeting to order at 5:34 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Douglas McClure
Liz McKown
Erica Bird
Maria Kindel

ABSENT

Kevan Parker
Michael Jablonski
Steven McDaniel
Jim Griffith

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney III
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Whitney Kline, Admin Tech IV

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF MAY 8, 2025.

Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP 2425-3: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY TFCU (CDS COMMERCIAL) FOR SHORT FORM PLAT NO. SFP-2425-3, LOTS 1 AND 2, TFCU LOCATED AT 1451 12TH AVENUE S.E.

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-11: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY ROLLING VISTAS, LTD., FOR ROULETTE CREEK ESTATES, FOR 53.49 ACRES OF PROPERTY GENERALLY LOCATED 1,450 FEET SOUTH OF STATE HIGHWAY 9 ON THE WEST SIDE OF 180TH AVENUE S.E.
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS 2425-12: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JARON VILLEMARETTE (POLLARD AND WHITED SURVEYING, INC.) FOR VILLEMARETTE ESTATES, FOR 10 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 84TH AVENUE S.E. AND NORTH OF CEDAR LANE ROAD.

Motion by Commissioner Kindel to approve the consent docket; **Second** by Commissioner Brewer.

The motion passed unanimously with a vote of 5-0.

NON-CONSENT ITEMS

Ironwood Hills PUD Rezoning, NORMAN 2025 Land Use Plan Amendment, and Preliminary Plat

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.)

The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.

The applicant has requested postponement to the July 10, 2025 Planning Commission meeting.

Motion by Commissioner Kindel to postpone Resolution R-2425-120; Ordinance O-2425-38; and PP-2425-12 to the July 10, 2025 Planning Commission meeting; **Second** by Commissioner McKown.

The motion passed unanimously with a vote of 5-0.

Stoney Brook Dr. and N. Interstate Dr. Rezoning

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-39: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)

The applicant requested postponement to the July 10, 2025 Planning Commission meeting.

Motion by Commissioner Kindel to postpone Ordinance O-2425-39 to the July 10, 2025 Planning Commission meeting; **Second** by Commissioner McClure.

The motion passed unanimously with a vote of 5-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

The meeting was adjourned at 5:40 p.m.

Passed and approved this _____ day of _____ 2025.

Planning Commission Officer