



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, June 08, 2023 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8th day of June, 2023.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

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Secretary Michael Jablonski called the meeting to order at 6:35 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Liz McKown
Michael Jablonski
Steven McDaniel
Jim Griffith

ABSENT

Douglas McClure
Erica Bird
Kevan Parker
Maria Kindel

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II
Zach Abell, Planner I
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jack Burdett, Subdivision Development Coordinator
Bryce Holland, Multimedia Specialist

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Special Use for Public Utility

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-46: Williams, Box, Forshee & Bullard, PC, on behalf of the Applicant/Land Owner, requests Special Use for a Public Utility for 40 acres of property generally located at the southwest corner of 48th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

Ms. McKown asked how the protest area is determined. Ms. Hoggatt explained that it is by land area within the radius, not the number of people.

PRESENTATION BY THE APPLICANT: Amanda Carpenter, with Williams, Box, Forshee & Bullard, 522 Colcord Drive, representing Oklahoma Gas & Electric, explained that this substation will serve the Nexterra line; it is not for service of OG&E. Federal regulations require that OG&E make their system available, so as Nexterra is running this line through Norman, they have to make their system available and they don't get to choose the line and where it is located; they only get to help decide where the substation is. OG&E went through a long process of a site study. This property is owned in fee title. There is an existing substation called Pleasant Valley Substation just south of the purple box on the protest map. Residents in the area have a current substation and transmission lines that they are used to seeing. The request from the protestor was to move the substation both west and south; the substructure of the ground in that area is very sandy and would not be consistent for the structures that are necessary for the substation. The substation must be where the Nexterra line is going, and they have no control over that. The corner was found to be the most appropriate. There are no trees that have to be removed. The Nexterra line is a federal project, and OG&E is required to share that system. The site is currently planned to be setback from Franklin Road 210 feet, and 260 feet from 48th Avenue NW. The access points are off Franklin Road. The only traffic that should be coming to the site would be for maintenance, so it should not create any additional traffic.

Mr. Jablonski asked if there is anything they can do to mitigate the view for adjacent property owners. Ms. Carpenter responded that there will be a fence around the site. OG&E currently has plans for a chain-link fence, but they're happy to include some sort of paneling to provide additional aesthetic accommodation. Mr. Jablonski asked about landscaping. Ms. Carpenter said they generally do not like to put landscaping around their electrical facilities.

Mr. McDaniel asked the height of the structures. Bernard Montel, 19225 Blanco Drive, Edmond, explained that the height will vary anywhere from 25' to 45'.

Mr. Griffith asked the extent of the service area for the substation. Ms. Carpenter said that would be a question for Nexterra.

Mr. Brewer asked about the sightlines for the elevation drawing. Mr. Montel explained that from Franklin Road you will be able to see the entire facility, but from 48th Avenue NW you only see part of it.

Ms. McKown asked if there could be some low landscaping. Mr. Montel responded that there are existing easements on the east and north sides that they do not own.

Mr. Brewer asked what type of noise will be emitted from the site. Ms. Carpenter did not have anyone present who could answer that question. Mr. McDaniel asked if it would be similar to the Pleasant Valley Substation. Ms. Carpenter responded affirmatively.

PUBLIC PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by McKown, Seconded by Brewer, to recommend adoption of Ordinance No. O-2223-46 to City Council, with the recommendation that additional paneling be added to the chain-link fencing around the entire property.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Griffith

The motion to recommend adoption of Ordinance No. O-2223-46 to City Council, with the recommendation for panels on the fence, passed by a vote of 5-0.

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