



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

**Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, May 08, 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, May 08, 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 5:40 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Erica Bird
Jim Griffith
Maria Kindel
Michael Jablonski
Kevan Parker

ABSENT

Doug McClure

STAFF PRESENT

Jane Hudson, Planning and Community Development Director
Lora Hoggatt, Planning Services Manager
Destiny Andrews, Planner II
Anais Starr, Planner II
Justin Fish, Planner I
Kelly Abell, Planner I
Whitney Kline, Admin Tech IV
Beth Muckala, Assistant City Attorney III
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jason Murphy, Stormwater Program Manager
Michele Loudonback, Environmental & Sustainability Manager
Nathan Madenwald, Utilities Engineer
James Briggs, Parks Development Manager
Lisa Krieg, CDBG/Grants Manager

CONSULTANTS

Amy Haase, RDG, Planning & Design
Cole Niblett, Garver

Alan Dennis, Garver
Bret Cabbiness, Garver

AIM NORMAN STEERING COMMITTEE MEMBERS

Inger Giuffrida, Co-Chair
Shavonne Evans, Co-Chair
Robert Castleberry
Jim Adair
Amanda Nairn
Patrick Schrank
Charles Kuster

AIM NORMAN STEERING COMMITTEE - PARTNER

Chuck Thompson

APPLICANT REPRESENTATIVE – ITEM 3

Mark Krittenbrink, 119 W Main St, Norman

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items they wish to approve by one motion. Any of the items may be removed from the Consent Docket and 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 APRIL 10, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. April 10, 2025 Planning Commission Meeting Minutes

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-10: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY SRB, LLC FOR ROCK CREEK RANCH, FOR 190.63 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST ROCK CREEK ROAD AND 48TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Certificate of Survey

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

The motion was approved unanimously with a vote of 8-0.

NON-CONSENT ITEMS

427 W. Symmes St. CCPUD

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR ORDINANCE O-2425-37: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS THIRTEEN (13) AND FOURTEEN (14), IN BLOCK FIFTEEN (15) OF THE T.R. WAGGONER'S FIRST ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, DETACHED FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (427 SYMMES ST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. CCPUD Narrative
4. Site Plan
5. Front Exterior Elevation
6. Pre-Development Summary

Staff Presentation

Anais Starr, Planner II, presented the staff report.

Applicant Presentation

Mark Krittenbrink, Representative of Applicant, presented the proposed item.

Public Comments

There were no public comments.

Motion by Commissioner Parker to recommend approval of Ordinance O-2425-37; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 8-0.

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

4. 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 requested postponement to the June 12, 2025 Planning Commission meeting.

5. 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 requested postponement to the June 12, 2025 Planning Commission meeting.

6. 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 requested postponement to the June 12, 2025 Planning Commission meeting.

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

The motion passed unanimously with a vote of 8-0.

AIM Norman

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-101: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft AIM Norman Comprehensive Land Use Plan Approved by AIM Norman Steering Committee

Staff/Applicant Presentation

Inger Giuffrida and Shavonne Evans, co-chairs of the AIM Norman Steering Committee, gave a brief introduction on the AIM process. The co-chairs stated they were thankful for the honor and challenge of the process, which began in September of 2023 and was expected to take a year. Due to the complexities of ensuring the Land Use Plan and related Master Plans were properly working together, the overall process was much more intensive than originally thought.

The co-chairs highlighted the hundreds of Norman residents, as well as City staff and consultants, involved in the AIM Norman process as a crowning achievement.

Additionally, the co-chairs discussed the Sub-committees' unanimous recommendation of each Master Plan, and the unanimous recommendation for approval by the Steering Committee for all of the Master Plans and the Land Use Plan.

The co-chairs further expounded on the make-up of the Committees, which were all Norman residents, represented all City of Norman Wards, and had diverse viewpoints, expertise, and life experiences. Each Sub-Committee was chaired by a member of the AIM Norman Steering Committee, and was comprised of additional community members, fostering the diverse group of voices in the AIM Norman process. The co-chairs pointed out that a variety of partner agencies, including the University, had been involved in the process. Further, specifically for the Land Use Plan, a Land Use Working Group comprised of Steering Committee members, was established mid-way through the process to provide the highest level of care and attention to detail on the Land Use map.

The co-chairs also described two important items regarding the AIM Norman process; the ten Development Principles and Environmental Commitment. The Development Principles serve as guideposts for the mission and goals of each Master Plan, and the Environmental Commitment statement was established as a "North Star" during the AIM Norman process.

Jane Hudson, Planning and Community Development Director, thanked Inger Giuffrida and Shavonne Evans for all the hard work.

Amy Haase, RDG, presented the staff report.

Public Comments

There were no public comments.

Commission Discussion

Commissioner Bird recommended changes for consideration to the Land Use Plan as follows:

- Land Use Plan, Page 46, “Classic Neighborhood Areas,” “Challenges” which currently reads, “Poor active transportation access,” - Change the word “poor” to “limited.” With this change, the bullet point reads, “Limited active transportation access.”
- Land Use Plan, Page 48, “Suburban Neighborhood Areas,” “Characteristics & Intent,” in the first paragraph - Change the word “inconvenient” to “limited.” With this change, the sentence will read “This area is characterized by low pedestrian orientation, existing but largely limited public transit access, high to moderate degree of building and use separation, and is predominately residential with scattered civic buildings and varied street patterns, often curvilinear.”
- Land Use Plan, Page 35, “Three Important Points About the Maps,” Item 1: “Property Owners Decide” - Strike the word “sell” from this paragraph. With this change the paragraph reads, “The Land Use Map depicts land uses for privately owned properties. The transition from their current use to the depicted use is expected to occur slowly, in response to market demands, as property owners voluntarily develop or change the use of their land.”

Commissioner Bird addressed the broad definition of “Civic Use” in the Land Use Plan and the inclusion of a wide variety of intensities. On the Land Use Compatibility Matrix, “5” indicates high compatibility. Ms. Bird expressed concerns that not all Civic Land Uses are highly compatible in all areas. Commissioner Bird further stated that the Land Use Compatibility Matrix does not give the correct impression for all Civic Land Uses and dashes may be more appropriate than the number “5” on the matrix.

Lora Hoggatt, Planning Services Manager, stated the Zoning Code will control on a case-by-case basis. She further explained there are protections in place for Civic Land Uses and that the notification process is the same as other rezoning applications. Ms. Hoggatt stated removing the “5” rating on the Land Use Compatibility Matrix would create issues with interpretation and Plan implementation.

Commissioner Kindel recommended adding a statement that “compatibility was dependent upon zoning appropriateness.” Ms. Hoggatt explained this would be a component of staff reports to Planning Commission and City Council. Ms. Kindel stated concern that the matrix tool is not only for City staff and should be clear for anyone to interpret and understand limitations.

Commissioner Bird also recommended adding verbiage under the Land Use Compatibility Matrix in the Land Use Plan, Page 159, to explain the relation between higher numbers and use compatibility.

Lora Hoggatt requested the Commissioners consider a change from the “5” rating to a “3” rating for “Civic Uses” on the Land Use Compatibility Matrix. Commissioners Bird and Kindel supported this request.

Motion by Commissioner Bird to recommend approval of Resolution R-2425-101 as presented with the comments discussed during the meeting; **Second** by Commissioner McDaniel.

The motion passed unanimously with a vote of 8-0.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-102: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN HOUSING STRATEGY PLAN.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft AIM Norman Housing Strategy Plan Approved by AIM Norman Steering Committee

Staff/Applicant Presentation

Amy Haase, RDG, presented the staff report.

Public Comments

There were no public comments.

Commission Discussion

Motion by Commissioner McKown to recommend approval of Resolution R-2425-102; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 8-0.

Break: 6:24-6:31 p.m.

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-103: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN WATER UTILITY MASTER PLAN.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft AIM Norman Water Utility Master Plan Approved by AIM Norman Steering Committee

Staff/Applicant Presentation

Cole Niblett, Garver, presented the staff report.

Public Comments

There were no public comments.

Commission Discussion

Motion by Commissioner Griffith to recommend approval of Resolution R-2425-103; **Second** by Commissioner Parker.

The motion passed unanimously with a vote of 8-0.

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-104: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN WASTEWATER UTILITY MASTER PLAN.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft AIM Norman Wastewater Utility Master Plan Approved by AIM Norman Steering Committee

Staff/Applicant Presentation

Cole Niblett, Garver, presented the staff report.

Public Comments

There were no public comments.

Commission Discussion

Motion by Commissioner McKown to recommend approval of Resolution R-2425-104; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 8-0.

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-105: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN STORMWATER MASTER PLAN UPDATE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft AIM Norman Stormwater Master Plan Update Approved by AIM Norman Steering Committee

Staff/Applicant Presentation

Alan Dennis, Garver, presented the staff report.

Public Comments

There were no public comments.

Commission Discussion

Commissioner Parker encouraged staff to look into bridge design practices in Norman. Specifically, how the City designs for the 100-year flood in comparison to the Oklahoma Department of Transportation (ODOT) which builds for the 50-year flood. Commissioner Parker expressed he believes the City is overdesigning.

Mr. Dennis responded designing for the 100-year flood can help alleviate issues for residents upstream and downstream.

Mr. Cabiness stated another design consideration for ODOT is the functional classification of the roadway. He stated a similar approach could be explored down the road in Norman.

Mr. Dennis stated it is often better to be more conservative in design because impervious surface can increase over time upstream and downstream of bridges.

Motion by Commissioner Griffith to recommend approval of Resolution R-2425-105; **Second** by Commissioner McKown.

The motion passed with a vote of 7-1. Commissioner Kindel voting against.

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-106: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN COMPREHENSIVE TRANSPORTATION PLAN UPDATE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft AIM Norman Comprehensive Transportation Plan Update Approved by AIM Norman Steering Committee

Staff/Applicant Presentation

Bret Cabiness, Garver, presented the staff report.

Public Comments

There were no public comments.

Commission Discussion

Commissioner Brewer asked the distinction between projects that were labeled “in-design” and “planned.” Mr. Cabiness explained that “in-design” means there are consultants selected and working on design whereas “planned” projects do not have consultants selected.

Commissioner Kindel asked about the Alameda project and roundabouts not being in the document but in the presentation. Mr. Cabiness explained that the intent is for the proposed intersection improvements to include roundabouts where warranted and appropriate.

Commissioner Kindel also asked about speed reduction. Mr. Cabiness stated the addition of the median and physical barrier encourages drivers to slow down. The plan gets pedestrians and cyclists off the road and on a safe passage. Mr. Cabiness further stated speed needs to be looked at on a case-by-case basis.

Commissioner Kindel expressed the importance of Alameda for both visitors to Norman and residents living east of Lake Thunderbird who use Alameda to reach town for services. Mr. Cabiness explained safety measures in the plan to protect all users of Alameda. Ms. Kindel suggested adding verbiage in the document that states roundabouts are possible on Alameda.

Commissioner Kindel recommended changes for consideration to the Transportation Plan as follows:

- Pages 30 (Figure 4-11) and 113, adding a disclaimer under the maps in regards to the proposed Oklahoma Turnpike Association (OTA) Turnpikes stating, “AIM Norman does not endorse or influence the development and alignment of proposed turnpikes planned in east and north Norman by the Oklahoma Turnpike Authority (“OTA”). While the north-south connector turnpike is demonstrated in the position originally disclosed by the OTA,

it is subject to change and an anticipated general shift westward. At this time, the actual nature and extent of the alignment shift for the north-south connector turnpike has not been specified by the OTA”, as noted on the Land Use Plan, Page 41. Mr. Cabiness expressed agreement to this suggestion and stated the changes would be made.

Commissioner Parker asked what the statutory right-of-way on Alameda is at this time. Mr. Cabiness explained that it depends on the location on Alameda. It is 100-foot closer to town and farther east it is a 33-foot statutory. The City encourages an additional 17-foot on each side to make it a 50-foot right-of-way on the North side and 50-foot right-of-way on the South side.

Commissioner Bird highlighted that alleys do not fit into a specific definition and wondered how alleys fit within the Transportation Plan. She further stated that alleys are separate from the roadway networks because of funding and how/when they are constructed. Mr. Cabiness explained that they did not take alleys into consideration when reviewing the Transportation Plan update because they mostly focused on active transportation. Ms. Bird commented that alleys continue to not be addressed and do not have a good place within our system to get more attention and improvements to achieve some of the other goals such as Stormwater management. Ms. Bird also stated that it is important to find ways to utilize alleys as they exist and to achieve some of the Land Use goals.

Motion by Commissioner McDaniel to recommend approval of Resolution R-2425-106 as presented with the comments discussed during the meeting; **Second** by Commissioner Parker.

The motion passed with a vote of 7-1. Commissioner Kindel voting against.

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-107: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN PARKS, RECREATION & CULTURAL MASTER PLAN.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft AIM Norman Parks, Recreation & Cultural Master Plan Approved by AIM Norman Steering Committee

Staff/Applicant Presentation

Amy Haase, RDG, presented the staff report.

Public Comments

There were no public comments.

Commission Discussion

Motion by Commissioner Kindel to recommend approval of Resolution R-2425-107; **Second** by Commissioner McDaniel.

The motion passed unanimously with a vote of 8-0.

Break: 8:02-8:12 p.m.

Zoning Ordinance Amendment, Chapter 36

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-32: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS THROUGHOUT CHAPTER 36 ("ZONING") OF THE CODE, IN ORDER TO UPDATE DEFINITIONS, TO UPDATE AND ADD REFERENCES TO THE CITY'S COMPREHENSIVE PLAN, TO UPDATE LANGUAGE TO ENSURE COMPATABILITY WITH THE AIM NORMAN COMPREHENSIVE PLAN AND ITS VARIOUS INCLUDED MASTER PLANS, AND TO CLARIFY OR CORRECT LANGUAGE, INCLUDING FOR ERRORS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft Ordinance

Staff/Applicant Presentation

Beth Muckala, Assistant City Attorney III, presented the staff report.

Public Comments

There were no public comments.

Motion by Commissioner Kindel recommended approval for Ordinance O-2425-32; **Second** by Commissioner McDaniel.

The motion passed unanimously with a vote of 8-0.

Licensing & Subdivision Regulations Amendment, Chapter 20 & 30

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-31: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 20 (“LICENSES AND OCCUPATIONS”), SECTION 20-1910 (“PREMISES MAINTAINED”), AND TO SECTIONS THROUGHOUT CHAPTER 30 (“SUBDIVISIONS”) OF THE CODE, IN ORDER TO UPDATE DEFINITIONS, TO UPDATE AND ADD REFERENCES TO THE CITY’S COMPREHENSIVE PLAN, TO REQUIRE A 30-ACRE MINIMUM LOT SIZE FOR RURAL CERTIFICATES OF SURVEY WITH AN URBAN RESERVE LAND USE DESIGNATION, TO UPDATE LANGUAGE TO ENSURE COMPATABILITY WITH THE AIM NORMAN COMPREHENSIVE PLAN AND ITS VARIOUS INCLUDED MASTER PLANS, AND TO CLARIFY OR CORRECT LANGUAGE, INCLUDING FOR ERRORS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft Ordinance

Staff/Applicant Presentation

Beth Muckala, Assistant City Attorney III, presented the staff report.

Public Comments

There were no public comments.

Motion by Commissioner Kindel recommended approval for Ordinance O-2425-31; **Second** by Commissioner McDaniel.

The motion passed unanimously with a vote of 8-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Passed and approved this _____ day of _____ 2025.

Planning Commission Officer