

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 10, 2022

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room D, Building A of the Norman Municipal Building, 201 West Gray Street, on the 10th day of March, 2022.

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.

Chair Erica Bird called the meeting to order at 6:34 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Erin Williford
Kevan Parker
Steven McDaniel
Erica Bird
Shaun Axton

MEMBERS ABSENT

Dave Boeck
Michael Jablonski

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Logan Hubble, Planner I
Colton Wayman, Planner I
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney
Heather Poole, Asst. City Attorney
Jack Burdett, Subdivision Development
Coordinator
Todd McLellan, Development Engineer
Jami Short, Traffic Engineer
Chris Mattingly, Director of Utilities
Nathan Madenwald, Utilities Engineer

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CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE FEBRUARY 10, 2022 REGULAR PLANNING COMMISSION MEETING.

Item No. 2, being:

COS-2122-11 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY TROY HENDERSON, JR. (POLLARD & WHITED SURVEYING, INC.) FOR HENDERSON ESTATES FOR 20.008 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 84TH AVENUE N.E. APPROXIMATELY ½ MILE NORTH OF TECUMSEH ROAD.

Item No. 3, being:

COS-2122-12 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY KEVIN & JULIE HALEY (PARKHILL) FOR HALEY ESTATES II, A REPLAT OF TRACTS B AND C OF HALEY ESTATES FOR 35.06 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. LINDSEY STREET AND 60TH AVENUE S.E.

Item No. 4, being:

SFP-2122-5 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY WP LAND, L.L.C. (DODSON-THOMPSON-MANSFIELD, P.L.L.C.) FOR MEDWISE CLASSEN FOR 1.0029 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF CLASSEN BOULEVARD AND 610' SOUTH OF EAST CEDAR LANE ROAD.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the public wished to remove any item. There being none, she asked for a motion.

Kevan Parker moved to approve the Consent Docket as presented. Erin Williford seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Shaun Axton
NAYES	None
MEMBERS ABSENT	Dave Boeck, Michael Jablonski

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 5-0.

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Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE FEBRUARY 10, 2022 REGULAR PLANNING COMMISSION MEETING.

The minutes of the February 10, 2022 Planning Commission Regular Session were approved as presented on the Consent Docket by a vote of 5-0.

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Item No. 2, being:

COS-2122-11 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY TROY HENDERSON, JR. (POLLARD & WHITED SURVEYING, INC.) FOR HENDERSON ESTATES FOR 20.008 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 84TH AVENUE N.E. APPROXIMATELY ½ MILE NORTH OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey
3. Staff Report
4. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 5-0.

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Item No. 3, being:

COS-2122-12 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY KEVIN & JULIE HALEY (PARKHILL) FOR HALEY ESTATES II, A REPLAT OF TRACTS B AND C OF HALEY ESTATES FOR 35.06 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. LINDSEY STREET AND 60TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey
3. Staff Report
4. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 5-0.

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Item No. 4, being:

SFP-2122-5 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY WP LAND, L.L.C. (DODSON-THOMPSON-MANSFIELD, P.L.L.C.) FOR MEDWISE CLASSEN FOR 1.0029 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF CLASSEN BOULEVARD AND 610' SOUTH OF EAST CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat
3. Staff Report
4. Site Plan

This item was approved on the Consent Docket by a vote of 5-0.

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NON-CONSENT ITEMS

Item No. 5, being:

R-2122-94 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2122-94, FOR RENTAL RANCH II, L.L.C. AND D.L. HAYES CO. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR THE EAST 20 FEET OF LOT 50 AND ALL OF LOT 51, BLOCK 2, WOODSLAWN ADDITION, LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary
4. Greenbelt Commission Comments

and

Item No. 6, being:

O-2122-37 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-37, FOR RENTAL RANCH II, L.L.C. AND D.L. HAYES CO. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR THE EAST 20 FEET OF LOT 50 AND ALL OF LOT 51, BLOCK 2, WOODSLAWN ADDITION, LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Plat of Survey
5. Pre-Development Summary
6. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes. There was a 6.0% protest within the notification area.

PRESENTATION BY THE APPLICANT:

1. Bill Hayes, D.L. Hayes Company, the applicant, outlined the proposal.
2. Mr. McDaniel asked about height of the building and fencing. Mr. Hayes responded.
3. Ms. Bird asked if there are renderings of the structure. Mr. Hayes responded.
4. Mr. Axton asked about use of the building, and the opportunity for use as commercial in the future. Mr. Hayes responded.
5. Ms. Bird asked if there is a reason buildings the owner has to the east couldn't be used for this. Mr. Hayes responded.
6. Ms. Williford asked if the adjacent building is currently rented. Mr. Hayes responded.
7. Mr. Axton asked why locate the building here versus somewhere else. Mr. Hayes responded.
8. Mr. Parker asked when the owner purchased the property. Mr. Hayes responded.
9. Andy Darks, the property owner, talked about his properties and the proposed project.
10. Mr. Parker asked when the adjacent homes were constructed. Mr. Hayes responded.

AUDIENCE PARTICIPATION:

1. Melissa Hearn, 704 Highland Parkway – spoke in opposition to the proposal.
2. Clifton Stone, 600 Denison & 418 Keith – spoke in opposition to the proposal.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to recommend adoption of Resolution No. R-2122-94 and Ordinance No. O-2122-37 to City Council. Kevan Parker seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Erin Williford, Kevan Parker, Steven McDaniel, Shaun Axton
NAYES	Erica Bird
MEMBERS ABSENT	Dave Boeck, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2122-94 and Ordinance No. O-2122-36 to City Council, passed by a vote of 4-1.

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Item No. 7, being:

O-2122-23 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-23, BWB2, L.P. REQUESTS SPECIAL USE FOR A BAR, LOUNGE OR TAVERN FOR 1/6 ACRE OF PROPERTY LOCATED AT 796 ASP AVENUE (LOGIE’S ON THE CORNER).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes. There was a 49.6% protest within the notification area.
2. Ms. Bird asked for clarification about the law changes. Ms. Hoggatt responded.

PRESENTATION BY THE APPLICANT:

1. Joe Bendetti, 796 Asp Avenue, the owner of Logie’s on the Corner and the property – spoke regarding the request.
2. Mr. McDaniel asked clarifying questions. Mr. Bendetti responded.
3. Ms. Bird asked about percentage of sales from low-point beer. Mr. Bendetti responded. Ms. Bird suggested that he have that information available for City Council.
4. Mr. Axton asked about other locations. Mr. Bendetti responded.
5. Mr. McDaniel asked about a location that was closed. Mr. Bendetti responded.
6. Ms. Bird asked about proximity to churches and schools. Ms. Hoggatt responded.
7. Robert McCampbell, attorney for the applicant, addressed the proximity to OU and churches.
8. Ms. Williford asked about other special uses for Campus Corner. Ms. Hudson responded.

AUDIENCE PARTICIPATION:

1. Rainey Powell, 1926 Pin Oak – spoke in opposition to the proposal.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Parker asked about audits. Ms. Hudson responded.
2. Mr. McDaniel asked about the change in the required percentage for food. Ms. Bird responded.
3. Ms. Williford spoke regarding approving applications for other applicants.
4. Mr. Parker spoke about trying to run a business with law changes, or other changes.
5. Mr. McDaniel expressed concern about the need for a special use and how many times the food percentage has not been met.
6. Ms. Bird asked when the audit results will be complete. Ms. Hudson responded.
7. Mr. Axton asked about Crossed Cannons. Ms. Hudson responded. Ms. Bird also responded.

Kevan Parker moved to recommend adoption of Ordinance No. O-2122-23 to City Council. Erin Williford seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Erin Williford, Kevan Parker, Erica Bird, Shaun Axton
NAYES	Steven McDaniel
MEMBERS ABSENT	Dave Boeck, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-23 to City Council, passed by a vote of 4-1.

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Item No. 8, being:

R-2122-94 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2122-95, DR. GARY EMMERT REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM HIGH DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR 0.34 ACRES OF PROPERTY LOCATED AT 1134 MCGEE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary
4. Greenbelt Commission Comments

and

Item No. 9, being:

O-2122-38 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-38, DR. GARY EMMERT REQUESTS REZONING FROM RM-6, MEDIUM DENSITY APARTMENT DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR 0.34 ACRES OF PROPERTY LOCATED AT 1134 MCGEE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Pre-Development Summary
5. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Erin Williford moved to recommend adoption of Resolution No. R-2122-95 and Ordinance No. O-2122-38 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	Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Shaun Axton
NAYES	None
MEMBERS ABSENT	Dave Boeck, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2122-95 and Ordinance No. O-2122-38 to City Council, passed by a vote of 5-0.

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Item No. 10, being:

O-2122-39 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-39, JM CIVIL ENGINEERING REQUESTS REZONING FROM C-1, LOCAL COMMERCIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR 1.38 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Development Plan
4. Floor Plan Exhibit
5. Exterior Elevations Exhibit
6. Color Elevations Exhibit
7. Pre-Development Summary
8. Greenbelt Commission Comments

and

Item No. 11, being:

PP-2122-10 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2122-10, FOR CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JM CIVIL ENGINEERING FOR TAKE 5 FOR 1.38 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Development Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Axton asked about the need for a utility easement on the south side of the site plan. Mr. McLellan responded.

PRESENTATION BY THE APPLICANT:

1. Chris Strickland, JM Civil, the applicant – was available to answer questions. He did not know the answer to the utility easement question.
2. Ms. Bird asked about zoning setbacks to allow for utilities. Ms. Hudson responded.
3. Mr. Axton commented that the scale on the site plan is wrong.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Erin Williford moved to recommend adoption of Ordinance No. O-2122-39 and PP-2122-10, the Preliminary Plat for TAKE 5, with a revised site plan with the proper scale and a clarification on the necessity of a utility easement, to City Council. Shaun Axton seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Shaun Axton
NAYES	None
MEMBERS ABSENT	Dave Boeck, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-36 and PP-2122-10 to City Council, passed by a vote of 5-0.

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Item No. 12, being:

O-2122-40 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-40: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 21-107(B) OF CHAPTER 21 OF THE CODE OF THE CITY OF NORMAN INCREASING WATER LINE CONNECTION CHARGES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Annotated Ordinance No. O-2122-40

PRESENTATION BY STAFF:

1. Nathan Madenwald reviewed a presentation about the proposed changes.
2. Mr. McDaniel asked about wastewater connection fees compared to other communities. Mr. Madenwald responded.
3. Ms. Bird asked whether any of the other communities in the chart are required to have utility increases voted on. Mr. Madenwald responded.
4. Ms. Williford asked for clarification on when connection fees are applied. Mr. Madenwald responded.
5. Mr. Parker asked about impact on commercial businesses. Mr. Madenwald responded.
6. Mr. McDaniel expressed concern about remaining competitive with other communities.
7. Ms. Bird made comments, and asked about the revenue increase. Mr. Madenwald responded.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Kevan Parker moved to recommend adoption of Ordinance No. O-2122-40 to City Council. Shaun Axton seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Shaun Axton
NAYES	None
MEMBERS ABSENT	Dave Boeck, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-40 to City Council, passed by a vote of 5-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Ms. Bird commented on a Norman Chamber presentation where it was brought up that our NORMAN 2025 Plan is about to expire, and the update has been shelved since 2018, as well as the need to update the plan.

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ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 8:11 p.m.

Norman Planning Commission