



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

**Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 14, 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, August 14, 2025, at 5:30 PM. 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 5:30 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKwon
Michael Jablonksi
Erica Bird
Jim Griffith
Maria Kindel
Kevan Parker

ABSENT

Doug McClure

STAFF PRESENT

Jane Hudson, Planning and Community Development Director
Lora Hoggatt, Planning Services Manager
Kelly Abell, Planner I
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney III
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Whitney Kline, Admin Tech IV

GUEST PRESENT

David Armstrong, 1400 E. Imhoff Road, Norman, OK
Lisa Summars, 3417 Lyric Street, Norman, OK
Tim Johnson, 612 N. Everest Avenue, OKC, OK
Jackie & Tony Palesano, 1508 Shadybrook Drive, Norman, OK
Justin Roberts, 2000 Fountain Street, Norman, OK
Helen Todd, 1600 E. Imhoff Road, Norman, OK

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 JULY 10, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. July 10, 2025, Planning Commission Regular Session Minutes

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-4: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HERITAGE FINE HOMES INVESTMENTS, LLC (CRAFTON TULL & ASSOCIATES, INC.) FOR ST. JAMES CENTRE SECTION 2, FOR 5.77 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF E. CEDAR LANE ROAD AND 24TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Preliminary Development Plan

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-5: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JAMES AND JACKIE PALESANO (JOHNSON & ASSOCIATES) FOR 1508 SHADYBROOK DRIVE, FOR 9.76 ACRES OF PROPERTY LOCATED AT 1508 SHADYBROOK DRIVE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat

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

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

NON-CONSENT ITEMS

North Flood Business Park Rezoning & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-4: 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 SOUTHWEST QUARTER (SW/4) OF SECTION 12, TOWNSHIP 9 NORTH (T9N), RANGE 3 WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-2, HEAVY INDUSTRIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NORTH OF W. TECUMSEH ROAD ON N. FLOOD AVENUE)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Preliminary Site Development Plan
5. Preliminary Plat
6. Greenspace Exhibit

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-3: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY POWER HOMES, LLC. (SMC CONSULTING ENGINEERS, PC.) FOR NORTH FLOOD BUSINESS PARK, A SIMPLE PLANNED UNIT DEVELOPMENT, FOR 3.65 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF W. TECUMSEH ROAD ON N. FLOOD AVENUE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Pre-Development Summary
4. Preliminary Plat
5. Preliminary Site Development Plan
6. Greenspace Exhibit
7. Preliminary Grading Plan
8. Tree Preservation Exhibit

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Commissioner Jablonski inquired about height requirements for the proposed buildings.

Gunner Joyce, representative of the applicant, explained the property is located near the airport, and building heights are regulated by the Federal Aviation Administration (FAA).

Applicant Presentation

Gunner Joyce, representative of the applicant, provided an overview of the proposed project. He noted that he had spoken with an adjacent property owner who expressed concerns about the exterior materials of the buildings.

Public Comment

There were no public comments.

Planning Commission Discussion

The Commissioners discussed incorporating language into the project narrative to require that at least 80% of the exterior materials consist of masonry.

Commissioner Jablonski proposed a friendly amendment to include this condition as part of approval.

Motion by Commissioner Parker to recommend approval of Ordinance O-2526-4, and seconded by Commissioner Griffith. Commissioner Jablonski proposed a friendly amendment to include a condition to recommend narrative language requiring 80% masonry exterior materials, as well as PP-2526-3. The friendly amendment was accepted by Commissioner Parker and seconded by Commissioner Griffith.

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

Cruise In Auto Spa West Special Use

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-8: 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 SPRING BROOK ADDITION 11 LT 1 BLK 1, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND TO GRANT SPECIAL USE FOR A BAR, LOUNGE, OR TAVERN; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3250 W. ROBINSON STREET)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Permit Set
4. Pre-Development Summary
5. Protest Map/Letter

Staff Presentation

Kelly Abell, Planner I, presented the staff report.

Applicant Presentation

Luke Greenfield, applicant, explained the proposed project.

Commissioner Brewer asked if the Cruise in Auto Spa at this location, 3250 W. Robinson St., would serve beer and wine like the Main Street location. Mr. Greenfield responded yes, it would be the same with only beer and wine served.

Public Comment

There were no public comments.

Planning Commission Discussion

Commissioner Brewer explained the Commission had previously approved the Main Street location for beer and wine.

Motion by Commissioner Brewer to recommend approval of Ordinance O-2526-8; **Second** by Commissioner McKown.

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

St. James Park Rezoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-5: 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 SECTION NINE (9) AND THE WEST HALF OF SECTION TEN (10), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CLASSEN BOULEVARD AND CEDAR LANE ROAD)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Preliminary Plat
5. Green Space Exhibit

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-6: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ST. JAMES PARK, LLC (CRAFTON TULL & ASSOCIATES, INC.) FOR ST. JAMES PARK ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 95.08 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CLASSEN BOULEVARD AND CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Green Space Exhibit
5. Development Review Form
6. Pre-Development Summary
7. Protest Map/Letters

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Commissioner McKown asked for additional clarification on the proposal for open space for this development. Mr. Fish explained that the developer planned to use the existing open space in connecting neighborhoods.

Applicant Presentation

Sean Rieger, representative of the applicant, explained the proposed project.

Commissioner Kindel addressed her concerns regarding the smaller lot sizes abutting the existing larger lot sizes. Ms. Kindel stated she preferred more blending between the two lot sizes.

Mr. Rieger explained the proposed site plan reflected both sides of the street which matched. Additionally, Mr. Rieger stated there was not a huge difference in the two lot sizes.

Public Comment

Lisa Summars, 3417 Lyric Street, Norman, OK (Protest)

Planning Commission Discussion

Commissioner Jablonski expressed he would like to get the open space figured out since Planned Unit Developments (PUDs) lock in site plans for that development.

Jane Hudson, Planning & Community Development Director, explained the open space in the adjacent neighborhood is already platted and had been to the Board of Parks Commissioners.

Commissioners further discussed the status of the adjacent neighborhood's open space, which had previously been considered and voted on by the Board of Parks Commissioners meeting.

Commissioner Bird explained the traffic in the Southlake neighborhood had been a concern; however, the proposed connection to the St. James Park addition, would help with the traffic.

Motion by Commissioner Brewer to recommend approval of Ordinance O-2526-5 and PP-2526-6; **Second** by Commissioner McDaniel.

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

Coleraine Multifamily Rezoning & Preliminary Plat

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-6: 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 SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1751 E. IMHOFF ROAD)

The applicant requested postponement to the September 11, 2025 Planning Commission meeting.

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY COLERAINE CAPITAL GROUP, INC. (CRAFTON TULL & ASSOCIATES, INC.) FOR 32.50 ACRES OF PROPERTY LOCATED AT 1751 E. IMHOFF ROAD.

The applicant requested postponement to the September 11, 2025 Planning Commission meeting.

Motion by Commissioner McKown to postpone Ordinance O-2526-6; and PP-2526-7 to the September 11, 2025 Planning Commission meeting; **Second** by Commissioner Jablonski.

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

Huettner Industrial Park Rezoning & Preliminary Plat

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-7: 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 NORTHEAST QUARTER (NE/4) OF SECTION TWO (2), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE I-1, LIGHT INDUSTRIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (5451 HUETTNER DRIVE)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Conceptual Site Plan

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-8: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGH FLYER HOLDINGS, INC. (JOHNSON & ASSOCIATES, PC.) FOR HUETTNER INDUSTRIAL PARK, (A REPLAT OF LOT 2, BLOCK 1, VALUE PLACE ADDITION) FOR 6.18 ACRES OF PROPERTY LOCATED AT 5451 HUETTNER DRIVE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Conceptual Site Plan
5. Development Review Form
6. Pre-Development Summary

Staff Presentation

Kelly Abell, Planner I, presented the staff report.

Commissioner Griffith asked if any of the buildings would be multi-story.

Ms. Abell explained that in Zoning District I-1, Light Industrial District, buildings cannot exceed three stories in height.

Applicant Presentation

Mitchell Moore, representative of the applicant, explained the proposed project.

Public Comment

There were no public comments.

Planning Commission Discussion

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2526-7 and PP-2526-8; **Second** by Commissioner Griffith.

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

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Jane Hudson requested the Commissioners review their emails and respond with any suggestions regarding the new staff report format.

Commissioner McDaniel thanked Jane Hudson, Planning & Community Development Director, and Lora Hoggatt, Planning Services Manager, for their hard work and presentations earlier in the week regarding the new AIM Norman Comprehensive Land Use Plan.

ADJOURNMENT

The meeting was adjourned at 7:03 p.m.

Passed and approved this _____ day of _____ 2025.

Planning Commission Officer