



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, April 10, 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, April 10, 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 5:38 p.m.

ROLL CALL

PRESENT

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

STAFF PRESENT

Jane Hudson, Planning and Community Development Director
Anais Starr, Planner II
Justin Fish, Planner I
Kelly Abell, Planner I
Beth Muckala, Assistant City Attorney III
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Whitney Kline, Admin Tech IV
Amanda Stevens, Development Center Coordinator

GUESTS PRESENT

Eric & Robin Frederickson, 725 Havasu Drive, Norman, OK
Ben Plummer, 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 MARCH 13, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. March 13, 2025 Planning Commission Meeting Minutes

Motion by Commissioner McDaniel to approve the minutes from the March 13, 2025 Planning Commission meeting; **Second** by Commissioner Jablonski.

The motion passed by a vote of 8-0, 1 abstained.

NON-CONSENT ITEMS

TFCU Rezoning

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-22: 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 LOT ONE (1), IN BLOCK TWO (2), OF EAST LINDSEY PLAZA SECTION 5, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1451 12TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. SPUD Site Development Plan

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Commissioner McDaniel clarified the only change is the addition of a use. Mr. Fish stated the only change to the SPUD is the addition of the use for Indoor Athletic Facility.

Applicant Presentation

There was no applicant presentation.

Public Comments

There were no public comments.

Motion by Commissioner McKown to recommend approval of Ordinance O-2425-22; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 9-0.

Commissioner Bird requested recusal from items 3 and 4.

Motion by Commissioner Jablonski to approval recusal of Commissioner Bird from items 3 and 4; **Second** by Commissioner McKown.

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

223 W. Main Street CCPUD

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-33: 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 10-11, BLOCK 72 OF NORMAN OLD TOWN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (223 W MAIN ST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. CCPUD Narrative
4. Site Plan
5. Elevation Drawings

Staff Presentation

Anais Starr, Planner II, presented the staff report.

Commissioner Jablonski inquired about the 15' clear height requirement. Ms. Starr explained the requirement has been in the CCFBC since it was adopted.

Commissioner Brewer asked if this met the minimum depth requirement. Ms. Starr explained there is only a depth requirement for retail, which is a 20' minimum.

Applicant Presentation

Gunner Joyce, Representative of Applicant, presented the proposed item.

Mr. Joyce explained they are requesting 43% fenestration instead of the 50% fenestration requirement to separate commercial from residential.

Commissioner Brewer explained the fenestration requirement is important to Core Norman and does not feel wayfinding is a reason to request 43% fenestration.

Public Comment

There were no public comments.

Motion by Commissioner Brewer to recommend approval of Ordinance O-2425-33 with the 50% fenestration requirement met; **Second** by Commissioner Jablonski.

The motion passed with a vote of 7-1. Commissioner McDaniel voting against. Commissioner Bird recused.

227 W. Main Street CCPUD

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-34: 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 12-14, BLOCK 72 OF NORMAN OLD TOWN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (227 W MAIN ST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. CCPUD Narrative
4. Site Plan

Staff Presentation

Anais Starr, Planner I, presented the staff report.

Commissioner McDaniel asked if the applicant can restripe a parking lot if an issue with the parking were to arise. Ms. Starr responded that they would not have go through the rezoning process to restripe the parking spots.

Applicant Presentation

Libby Smith, Representative of Applicant, presented the proposed item.

Commissioner McKown asked why the applicant proposed angled parking when staff has presented a concern. Ms. Smith responded with the angled handicap spot, there would be more space for larger vehicles.

Public Comment

There were no public comments.

Motion by Commissioner Kindel to recommend approval of Ordinance O-2425-34; **Second** by Commissioner McDaniel.

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

Victory Family Church Special Use, NORMAN 2025 Amendment, and Preliminary Plat

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-100: 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 SOUTHEAST QUARTER (SE/4) AND THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (GENERALLY LOCATED ON THE EAST SIDE OF N. FLOOD AVE., NORTH OF THE INTERSECTION OF N. FLOOD AVE. AND 24TH AVE. N.W.)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. 2025 Land Use Plan
3. Pre-Development Summary

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-35: 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 GRANT SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP, IN THE I-1, LIGHT INDUSTRIAL DISTRICT FOR THE SOUTHEAST QUARTER (SE/4) AND THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED ON THE EAST SIDE OF N. FLOOD AVE., NORTH OF THE INTERSECTION OF N. FLOOD AVE. AND 24TH AVE. N.W.)

ITEMS SUBMITTED FOR THE RECORD

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

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-11: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY VICTORY FAMILY CHURCH, INC. (CRAFTON TULL) FOR VICTORY FAMILY CHURCH 2024 PARKING (FORMERLY BIO-CIDE EAST PARK ADDITION) FOR 10.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF N. FLOOD AVE., NORTH OF THE INTERSECTION OF N. FLOOD AVE. AND 24TH AVE. N.W.

ITEMS SUBMITTED FOR THE RECORD

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

4. Traffic Letter

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Commissioner Jablonski explained concerns regarding the amount of impervious surface.

Applicant Presentation

There was no applicant presentation.

Commissioners asked if landscaping will be used to mitigate effects of the heat produced by the pavement. There was also a question of whether Low Impact Development techniques will be used to handle stormwater run-off.

Christian Hagen, PE, Crafton Tull, Representative of the Applicant, responded to Commission comments. Mr. Hagen responded the Applicant will follow all landscaping requirements. He also stated no Low Impact Development techniques are planned for the development at this time.

Public Comment

There were no public comments.

Commission Discussion

Commissioner Jablonski explained this is a large parking lot which will be used minimally and will generate large amounts of heat.

Commissioner Bird advised the applicant look for ways to utilize the space when it is not being used for parking.

Motion by Commissioner McDaniel to recommend approval of Resolution R-2425-100, Ordinance O-2425-35, and PP-2425-11; **Second** by Commissioner Parker.

The motion passed with a vote of 8-1. Commissioner Jablonski voted against.

101 S. Porter Ave Special Use

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-36: 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 GRANT SPECIAL USE FOR A BAR, LOUNGE, OR TAVERN IN THE C-3, INTENSIVE COMMERCIAL DISTRICT FOR LOTS ONE (1), TWO (2), IN BLOCK THIRTY-TWO (32), OF THE ORIGINAL TOWN OF NORMAN OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (101 S. PORTER AVE.)

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

Kelly Abell, Planner I, presented the staff report.

Applicant Presentation

Eric Frederickson, Applicant, presented on the proposed item.

Commissioners expressed support for this proposal.

Public Comment

Ben Plummer, 429 W Johnson St, Norman, OK (Support)

Motion by Commissioner McKown to recommend approval of Ordinance O-2425-36; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 9-0.

Chapter 20 & 30 Zoning Ordinance Amendment

9. 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.

The applicant requests postponement to the May 8, 2025 Planning Commission Meeting.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

Motion by Commissioner Kindel to postpone Ordinance O-2425-31 to the May 8, 2025 Planning Commission meeting; **Second** by Commissioner Jablonski.

The motion passed unanimously with a vote of 9-0.

Chapter 36 Zoning Ordinance Amendment

10. 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.

The applicant requests postponement to the May 8, 2025 Planning Commission Meeting.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

Motion by Commissioner Kindel to postpone Ordinance O-2425-32 to the May 8, 2025 Planning Commission meeting; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 9-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

Passed and approved this _____ day of _____ 2025.

Planning Commission Officer