



CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, October 25, 2023 at 4:30 PM

MINUTES

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, at 4:30 p.m., on Wednesday, October 25, 2023. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at [Agendas/Minutes | City of Norman Oklahoma Meetings \(municodem meetings.com\)](#) in excess of 24 hours prior to the beginning of the meeting.

Chair Curtis McCarty called the meeting to order at 4:33 p.m.

Members: Brad Worster, Micky Webb, Curtis McCarty, Ben Bigelow, James Howard

ROLL CALL

PRESENT

Curtis McCarty
Ben Bigelow
James Howard
Micky Webb

ABSENT

Brad Worster

STAFF PRESENT

Melissa Navarro, Planner II
Beth Muckala, Asst. City Attorney
Roné Tromble, Admin. Tech. IV

MINUTES

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the September 27, 2023 Board of Adjustment Meeting.

Motion made by Webb, seconded by Howard, to approve the minutes of the September 27, 2023 Board of Adjustment meeting as presented.

Voting Yea: Webb, Bigelow, Howard, McCarty

The motion to approve the Minutes of September 27, 2023 was adopted by a vote of 4-0.

ACTION ITEMS

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2324-6: Dr. Greg Emmert requests a Variance to 36-547(a)(1), the exterior appearance requirements, for property located at 1134 McGee Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Application with Attachments

PRESENTATION BY STAFF:

Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes.

Mr. McCarty asked whether staff had verified that EIFS is considered a masonry product. Ms. Navarro responded affirmatively.

PRESENTATION BY THE APPLICANT:

Josh Schoenborn, ARC Architecture, representing the applicant, presented the project and discussed the exterior material that they would like to use. They propose to use Strukturoc Embossed Wall System, which are metal panels with a textured finish. They have a product that is storm-rated with a 20-year warranty which they plan to use.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mr. Howard commented that the panels will still have visible joints.

Mr. McCarty commented that structural panels make more sense.

Mr. Howard suggested that the motion should include the storm-rated product.

Motion made by Howard, seconded by Webb, to approve BOA-2324-6 as proposed (East=30% masonry, North=30% masonry, West=20% masonry, South=30% masonry) with the stipulation that the product to be used on the non-masonry exterior portions of the building be Strukturoc Force Five storm-rated panels.

Voting Yea: Webb, Bigelow, Howard, McCarty

The motion to approve BOA-2324-6 with conditions was approved by a vote of 4-0.

Mr. Bigelow commented at the last meeting a neighbor had some concerns about the project. Dr. Emmert indicated he had spoken with him.

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MISCELLANEOUS COMMENTS

Ms. Muckala gave an update on the NextEra appeal of the Boards decision denying their appeal of the Flood Plain Committee decision. The protestors requested to intervene, which the City and NextEra agreed to, and the Judge granted.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:52 p.m.

Secretary, Board of Adjustment