

**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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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.
